



**City of Bellevue
Development Services Department
Land Use Division Staff Report**

Proposal Name: Wolter Preliminary Short Plat

Proposal Address: 1023 143rd Avenue SE

Proposal Description: Subdivide a 19,359 square foot residential lot into two residential lots. The property is zoned R-5. There are no critical areas on site.

File Number: 19-106735-LN

Applicant: Tejvir Basra

Decisions Included: Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200

**State Environmental Policy Act
Threshold Determination:** **SEPA Exempt pursuant to WAC 197-11-800(6)(a),
BCC 22.02.032**

Department Decision: **Approval with Conditions**
Mark Brennan, Land Use Planner

Mark C. Brennan
Associate Land Use Planner

Application Date: February 25, 2019
Notice of Application: March 28, 2019
Minimum Comment Period: April 11, 2019
Decision Publication Date: August 27, 2020
Appeal Deadline: September 10, 2020

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 p.m. on the date noted for appeal of the decision.

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I. DESCRIPTION OF PROPOSAL:

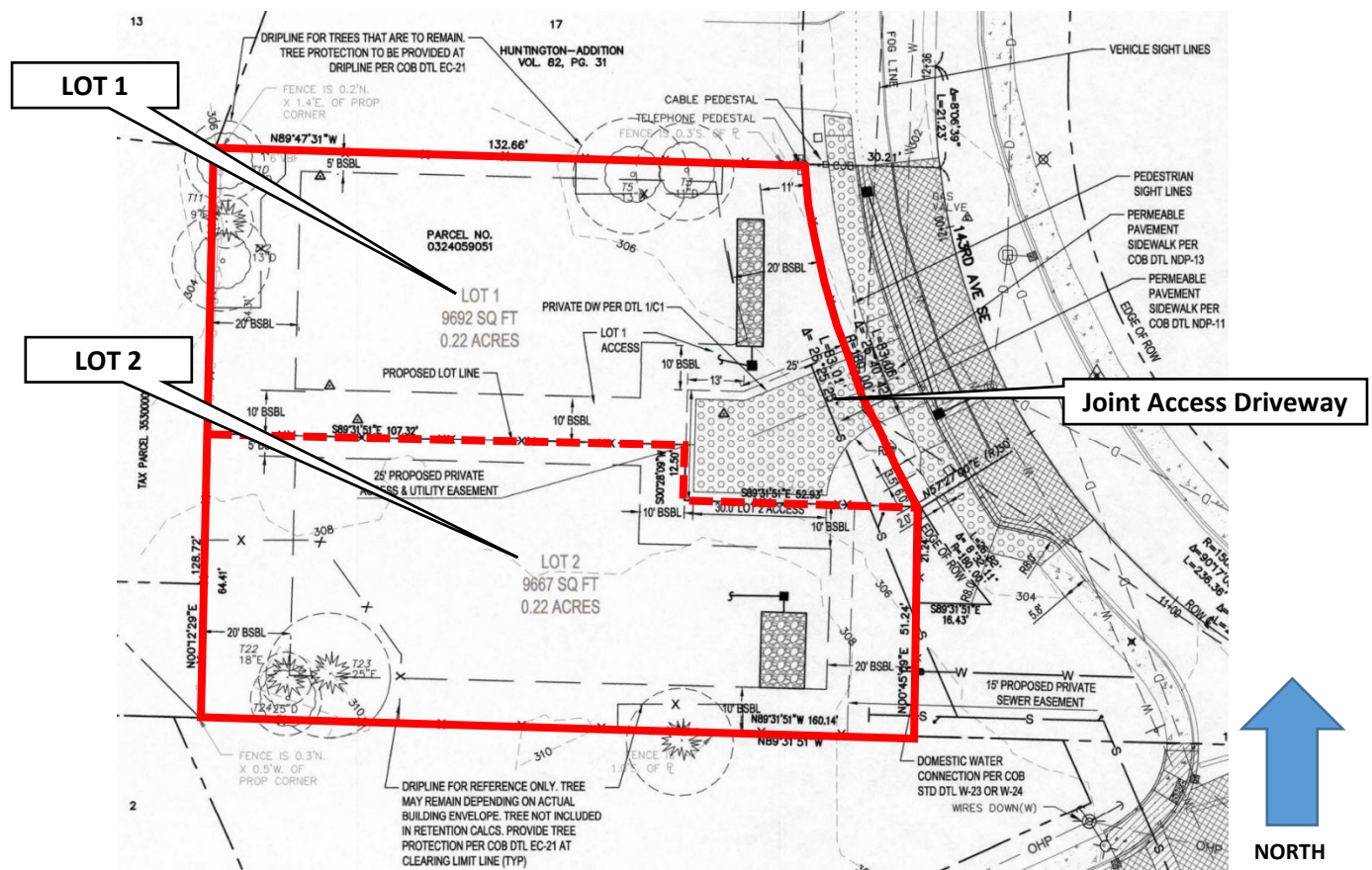
A. Description

The applicant proposes to subdivide an existing 19,359 square foot (SF) (approx. 0.44 acre) single family residential lot into two single family residential lots, resulting in Lot 1, a 9,692 SF (approx. 0.22 acre) lot and Lot 2, a 9,667 SF (approx. 0.22 acre) lot.

The site currently is developed with an existing house and detached garage. Both structures will be removed. The subject site is located in the R-5 land use district and is within the Southeast Bellevue Subarea. Lot 1 will be accessed by a driveway directly from 143rd Avenue SE. Lot 2 will be accessed from 143rd Avenue SE by the joint-use driveway and a private access easement with Lot 1.

As defined by Land Use Code 20.25H, the site does not contain any critical areas. The existing property contains 33 significant trees totaling 409 diameter inches. A minimum of 30% (123 diameter inches) must be retained per LUC 20.20.900. The applicant proposes to retain 8 trees, or 124 diameter inches, which equates to 30% of the diameter inches of existing significant trees on the site.

Figure 1: Wolter Preliminary Short Plat Map



B. Review Process/Time Limitation:

The current proposal is the second application for LN Permit approval for the subject property. It is similar to the first LN Permit application (Permit No.15-103397-LN), which was approved on June 11, 2015. However, the original LN approval expired on June 11, 2017 because the applicant failed to apply for a Final Short Plat (LF) Permit or file for an extension of the LN Permit approval within one year of the approval date per Land Use Code (LUC) 20.45B.160.A & B. Therefore, the applicant was required, per the Land Use Code, to apply for a new Preliminary Short Plat review and approval.

Preliminary Short Plat review (LN Permit) is governed by Land Use Code (LUC) 20.45B. The LN is a Process II decision. Process II is an administrative process. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

This Preliminary Short Plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the date of this approval or an extension is requested in writing. Refer to Condition of Approval regarding Time Limitation in Section IX.A of this report.

II. SITE DESCRIPTION AND ZONING

The site is located in the West Lake Hills neighborhood, across the street from Lake Hills Elementary School. The site abuts existing single-family homes to the north, south and west. All are within the R-5 zoning district. The site is generally flat with an elevation change of about 4 feet (about 1% slope) for the short plat property.

Figure 2: Site Context Aerial Image

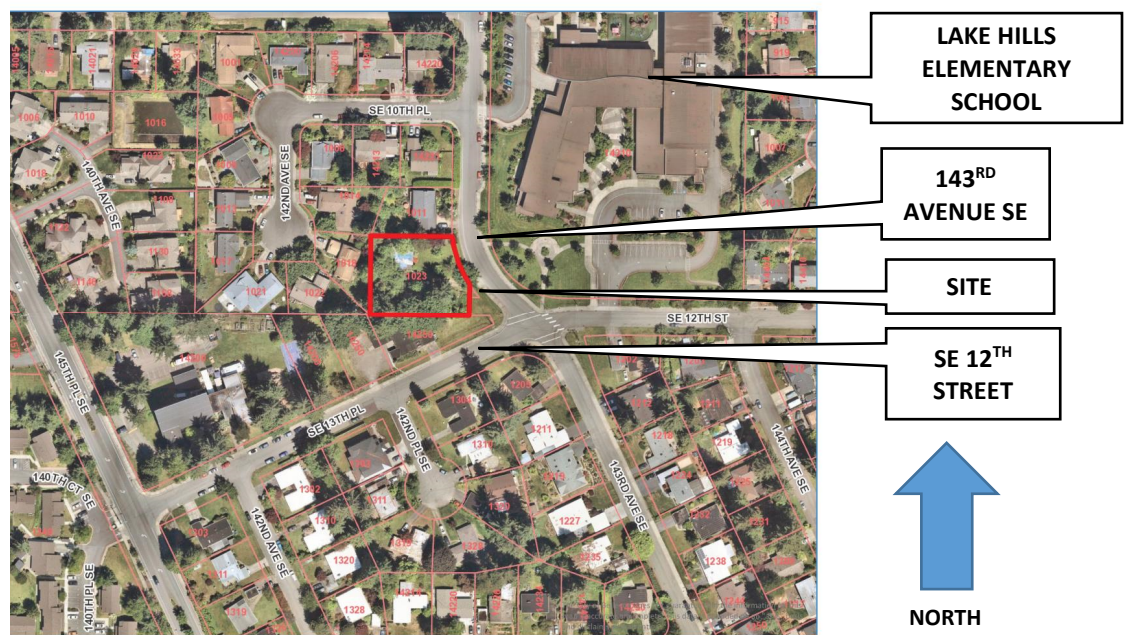


Figure 3: Zoning Map



III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Consistency with Standard Land Use Code Dimensional Requirements

BASIC INFORMATION		
Zoning District	R-5	
Gross Site Area	19,359 square feet (SF) – approx. 0.44 acre	
ITEM	REQUIRED	PROPOSED/COMMENT
Minimum Lot Area	7,200 SF	Meets requirement. Lot 1: 9,692 SF Lot 2: 9,667 SF
Minimum Lot Width	60 Feet	Meets requirement. Lot 1: 64.3 ft. Lot 2: 64.4 ft.
Minimum Lot Depth	80 Feet	Meets requirement. Lot 1: 132.7 ft. Lot 2: 160.1 ft.
Minimum Street Frontage	30 Feet	Meets requirement. Lot 1: 83 ft. Lot 2: 30 ft.

Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards Access Easement	20 Feet 20 Feet 5 Feet 15 Feet 10 Feet	Meets requirement. 20 Feet 20 Feet 5 Feet 15 Feet 10 Feet
Lot Coverage by Structure	40% Lot 1: 9,692 SF x.4 = 3,877 SF Lot 2: 9,667 SF x.4 = 3,867 SF	Not to exceed 40%. To be reviewed under future single-family building permits (BS permit).
Impervious Surface	55% Lot 1: 9,692 SF x.55 = 5,331 SF Lot 2: 9,667 SF x.55 = 5,317 SF	Not to exceed 55%. To be reviewed under future single-family building permits (BS permit).
Tree Retention	30% or 123 diameter Inches out of a total of 409 diameter inches of significant trees on site.	Meets requirement. 124 diameter inches retained <u>Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Sections IX.B & C of this report.</u>

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

This project does not require review under SEPA. Short Plats not containing Protected Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032.

V. SUMMARY OF TECHNICAL REVIEWS

A. Clear and Grade Review

A Clearing and Grading Permit is required for the infrastructure development per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at: <https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/>

Refer to Conditions of Approval regarding Construction Stormwater Pollution Prevention Plan (CSWPP), Erosion and Sedimentation Control – Minimum Requirements 2, Tree Protection, Clearing and Grading Limits, Construction Sequence, Rainy Season Restrictions, Geotechnical Report, Turbidity Monitoring Plan, Rockery Requirements, Post-Construction Soils and Abatement Security in Section IX.B of this report.

B. Utilities Review

Surface Water:

The project will be required to mitigate for minimum requirements 1-9 from the Department of Ecology. The applicant has proposed to use Infiltration trenches in the fronts of Lot 1 and Lot 2 to meet the requirements. The site will also make use of 652 SF of Permeable sidewalk.

Water:

The water supply for this project will connect to City of Bellevue owned water mains located in 143rd Ave SE. One new tap is proposed on 143rd Ave SE to serve Lot 2.

Sewer:

Sewer service will be provided by a new sewer tap from the existing main sewer on SE 13th Place. A Joint Use agreement will be required, and access granted to Lot 1 from Lot 2.

Refer to Condition of Approval regarding Utilities Conceptual Approval in Section IX.A of this report.

C. Fire Department Review

The Fire Department has reviewed the proposal and has no comments.

D. Transportation Department Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

The Wolter Short Plat is located on the northwest corner of the 143rd Avenue SE and SE 13th Place intersection, across from Lake Hills Elementary School. The city has previously installed concrete sidewalk with curb, gutter, and storm water utilities at the northwest corner, extending approximately 55 feet along the site's street frontage. The developer is required to continue the six-foot-wide sidewalk with curb, gutter, and storm water utilities for the full length of the project street frontage, approximately 110 feet. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation

Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Access to Lots 1 and 2 will be via a joint-use driveway off of 143rd Avenue SE. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway.

The driveway width will be a minimum of 16 feet contained within a 20-foot-wide access easement and must be built per the City's Transportation Department Design Manual Standard Drawing SW-170-1. All above-grade utilities into the project site fronting 143rd Avenue SE that can be undergrounded must be undergrounded.

Street Frontage Improvements

The Wolter short plat has frontage on the west side of 143rd Avenue SE. The lot is bordered by single family lots to the north, west, and south. There is currently a six-foot-wide sidewalk along the south end of the frontage, and a six-foot-wide paved shoulder on the north side of the frontage.

The project street frontage improvement requirements include:

- Construct a minimum 20-foot-wide joint use driveway approach on 143rd Avenue SE
- Install new minimum 6-foot-wide sidewalk with new curb and gutter along the frontage north of the existing 6-foot-wide sidewalk.
- Install an 8-foot-wide paved shoulder on 143rd Avenue SE.
- Install two ADA compliant curb ramps at the northwest and southwest corner of the intersection of SE 13th Place and 143rd Avenue SE.
- Street lighting shall meet City of Bellevue's standards per BCC 14.60.210 is required on 164th Avenue SE. An AGI analysis will be required to verify that minimum light levels are met.
- Sight distance requirements must be met per BCC 14.60.240 at the driveway on 143rd Avenue SE.

The design of the improvements and the final engineering plans showing those improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site 143rd Avenue SE and SE 13th Place are classified as "Grind/Overlay Required". Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Wolter Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

Refer to Conditions of Approval regarding Right-of-Way Use Permit, Off-Street Parking, Engineering Plans, Sight Distance, Pavement Restoration, Infrastructure Improvements and Access Design and Maintenance in Sections IX. B and C of this report.

VI. PUBLIC COMMENT

On March 25, 2019 the East Bellevue Community Council (EBCC) was sent a project Information Fact Sheet that indicated the project's location, proposed site lay-out and the status of City review at that time. The City initially notified the public of this proposal on March 28, 2019, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. No written comments have been received regarding the proposal. There are no parties of record.

VII. DECISION CRITERIA

Land Use Code Section 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. ***The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.***

Finding: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. A new shared driveway from 143rd Avenue SE will provide public access for both lots.

Construction noise is expected during the construction period, however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Conditions of Approval regarding Noise - Construction Hours and Engineering Plans in Section IX.A of this report.**

2. *The public interest is served by the short subdivision.*

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

3. *The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.*

Finding: The preliminary short plat considers the physical characteristics of the site by establishing tree retention which is consistent with the vegetated character of the surrounding neighborhood. There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Sections IX.B and C of this report.**

4. *The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.*

Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-5 land use district, the Utility Codes and the City of Bellevue Development Standards. Refer to Section III.A of this report for dimensional requirements.

5. *The proposal is in accord with the Comprehensive Plan (BCC Title 21).*

Finding: The site is located within the Southeast Bellevue Subarea. The Comprehensive Plan specifies Single-Family High-Density development for this property which is consistent with the R-5 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea.

Single-family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-3) and helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

The proposal provides development on infill or under-utilized sites with adequate urban services (HO-17) and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features by preserving healthy significant existing trees on-site.

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Finding: As conditioned, each lot in the proposal can be developed to current R-5 dimensional standards without requiring a variance. Refer to Section III.A of this report. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding Variance Restriction in Section IX.A of this report.**

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding Utilities Conceptual Approval, Engineering Plans, Infrastructure Improvements, Access Design and Maintenance and Pavement Restoration in Sections IX.B and C of this report.**

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE WITH CONDITIONS** this Preliminary Short Plat application

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and .160.

IX. CONDITIONS OF APPROVAL:

The following Conditions are imposed under the authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Derek Landis, (425) 452-4112
Land Use Code – BCC Title 20	Mark C. Brennan, (425) 452-2973
Noise Control – BCC 9.18	Mark C. Brennan, (425) 452-2973
Transportation Develop. Code – BCC 14.60	Ian Nisbet, (425) 452-4851
Right-of-Way Use Code 14.30	Ian Nisbet, (425) 452-4851
Utility Code – BCC Title 24	Jason Felgar, (425) 452-7851

A. GENERAL CONDITIONS:

1. Utilities Conceptual Approval

Utility Department approval of the short plat application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Separate water UC and sewer UA permits will be required with the building permits. Drainage for each lot will be reviewed and approved under the building permit for each lot. All connection charges will be due at time of Utility permit issuance. Utility easements will be required and recorded on the face of the final short plat.

AUTHORITY: BCC 24.02, 24.04, 24.06

REVIEWER: Jason Felgar, Utilities Department

2. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Mark C. Brennan, Land Use

3. Noise – Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Mark C. Brennan, Land Use

4. Time Limitation

This Preliminary Short Plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within **one year** of the effective date of the Preliminary Short Plat approval unless the applicant has requested in writing and has received an extension for the Preliminary Short Plat pursuant to Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code 20.45B.150 and 160

REVIEWER: Mark C. Brennan, Land Use

B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

5. Right of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any

clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, (425) 452-4294

6. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, (425) 452-4294

7. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the shared driveway, the connection to 143rd Avenue SE, pavement restoration in 143rd Avenue SE and SE 13th Place, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

The project street frontage improvement requirements include:

- Construct a minimum 20-foot-wide joint use driveway approach on 143rd Avenue SE
- Install new minimum 6-foot-wide sidewalk with new curb and gutter along the frontage north of the existing 6-foot-wide sidewalk.
- Install an 8-foot-wide paved shoulder on 143rd Avenue SE.
- Install two ADA compliant curb ramps at the northwest and southwest corner of the intersection of SE 13th Place and 143rd Avenue SE.
- Street lighting shall meet City of Bellevue's standards per BCC 14.60.210 is required on 164th Avenue SE. An AGI analysis will be required to verify that minimum light levels are met.
- Sight distance requirements must be met per BCC 14.60.240 at the driveway on 143rd Avenue SE.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings; Americans with Disabilities Act.

REVIEWER: Ian Nisbet, (425) 452-4851

8. Sight Distance

The proposed driveway access onto 143rd Avenue SE shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawings RL-100-1 and RL-120-1, existing vegetation near the access point on 143rd Avenue SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Ian Nisbet, (425) 452-4851

9. Pavement Restoration

The city's pavement manager has determined that this segment of 143rd Avenue SE and SE 13th Place will require Grind/Overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 23 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
REVIEWER: Tim Stever, (425) 452-4294

10. Construction Stormwater Pollution Prevention Plan (CSWPPP)

A site specific CSWPPP is required for the clearing and grading permit application. It must include a narrative, drawings, and a turbidity and pH monitoring plan. The forms can be found here:

<https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/>

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

11. Erosion and Sedimentation Control – Minimum Requirements 2

Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for each permit application. They have to show how the construction stormwater will be collected, treated and disposed of.

AUTHORITY: Clearing & Grading Code 23.76.090 and Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

12. Tree Protection

Significant trees that are scheduled for retention must be protected during construction. Trees located outside of the areas needed to be cleared for the shared infrastructure construction would not be allowed to be removed under the clearing and grading permit

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

13. Clearing and Grading Limits

Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the entire project phase (including utilities and frontage improvements)

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

14. Construction Sequence

A project specific construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestone.

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

15. Rainy Season Restrictions

The project site is subject to rainy season restrictions. Specific approval from the Development Services Department is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30)

AUTHORITY: Clearing & Grading Code 23.76.093

REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

16. Geotechnical Report

A geotechnical report is required for this project. The report must be submitted for review with the initial applications for land use review and construction permits

AUTHORITY: Clearing & Grading Development Standards

REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

17. Turbidity Monitoring Plan

Turbidity and pH monitoring may be required for this project

AUTHORITY: Clearing & Grading Development Standards

REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

18. Rockery Requirements

Rockeries or modular block walls that exceed 48" in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit. Rockeries that exceed 30" in VISIBLE height are considered a structure according to the Land Use Code and are not permitted within structure setbacks.

AUTHORITY:: Clearing & Grading Code 23.76.085 & 086

REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

19. Post Construction Soils

For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP T5.13, as a part of permanent site stabilization.

AUTHORITY: Clearing & Grading Development Standards

REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

20. Abatement Security

Abatement security device is required for any project that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of the security will be determined based upon an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device

include assignment of savings and bond. The abatement security device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued.

AUTHORITY: Clearing & Grading Code 23.76.140

REVIEWER: Savina Uzunow, Development Services Department, Clearing Grading Section

C. PRIOR TO FINAL SHORT PLAT APPROVAL

21. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete. Ian Nisbet, (425) 452-4851

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260

Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ian Nisbet, (425) 452-4851

22. Access Design and Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair of the joint use driveway. Also, the final Subdivision map must include a note that specifies that the joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130

REVIEWER: Ian Nisbet, (425) 452-4851

23. Tree Retention

The final short plat shall portray a minimum of 30% (123 diameter inches) of existing significant trees to remain). A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar (recorded with King County). This Tree Preservation Plan must also contain the following note:

“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting, or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur

within the drip-line of trees shown on the Tree Preservation Plan unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms, and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant."

During future construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D

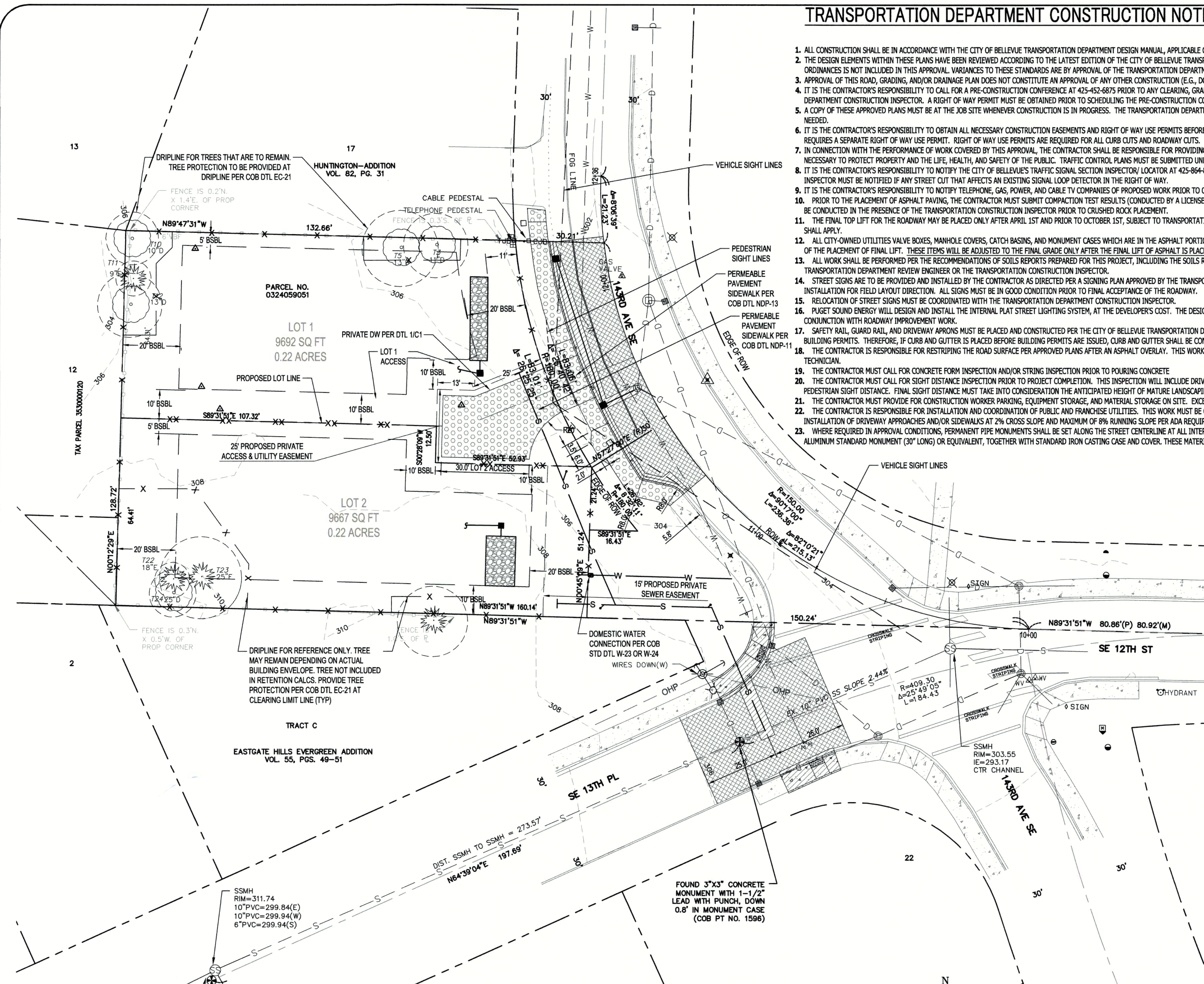
REVIEWER: Mark C. Brennan, Land Use

ATTACHMENT A

Project Drawings

ATTACHMENT A

PROJECT DRAWINGS



TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION; OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
3. APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-6875 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE CONTRACTOR AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. A RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION CONFERENCE.
5. A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR MAY ISSUE A STOP WORK ORDER IF APPROVED PLANS ARE NOT AVAILABLE AT THE SITE WHEN NEEDED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK. WORK WITHIN THE RIGHT OF WAY FRONTING THE SITE, WHETHER IMPROVED OR UNIMPROVED, REQUIRES A SEPARATE RIGHT OF WAY USE PERMIT. RIGHT OF WAY USE PERMITS ARE REQUIRED FOR ALL CURB CUTS AND ROADWAY CUTS.
7. IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT PROPERTY AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. TRAFFIC CONTROL PLANS MUST BE SUBMITTED UNDER THE RIGHT OF WAY USE PERMIT PRIOR TO WORK COMMENCING IN THE RIGHT OF WAY.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR LOCATOR AT 425-864-9080 BEFORE RELOCATING ANY TRAFFIC SIGNAL OR STREET LIGHTING POLES, CONDUITS OR EQUIPMENTS. IN ADDITION, THE INSPECTOR MUST BE NOTIFIED IF ANY STREET CUT THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION.
10. PRIOR TO THE PLACEMENT OF ASPHALT PAVING, THE CONTRACTOR MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. PROOF ROLLING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.
11. THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1ST, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL. ALL OTHER LIMITATIONS PER WSDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.
12. ALL CITY-OWNED UTILITIES VALVE BOXES, MANHOLE COVERS, CATCH BASINS, AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE FINAL ROADWAY GRADE FOR THAT PORTION OF THE PROJECT WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.
13. ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, INCLUDING THE SOILS REPORT FOR SOILS CONDITIONS RELATIVE TO ROADWAY PAVING, UNLESS OTHERWISE DIRECTED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR THE TRANSPORTATION CONSTRUCTION INSPECTOR.
14. STREET SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT (425) 452-4499 AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT DIRECTION. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.
15. RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
16. PUGET SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLAT STREET LIGHTING SYSTEM, AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.
17. SAFETY RAIL, GUARD RAIL, AND DRIVEWAY APRONS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APRONS MAY BE INSTALLED ONLY AFTER ISSUANCE OF BUILDING PERMITS. THEREFORE, IF CURB AND GUTTER IS PLACED BEFORE BUILDING PERMITS ARE ISSUED, CURB AND GUTTER SHALL BE CONTINUOUS. A RIGHT OF WAY USE PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APRONS ABUTTING CITY RIGHT OF WAY.
18. THE CONTRACTOR IS RESPONSIBLE FOR RESTRICTION OF THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY. THIS WORK MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING TECHNICIAN.
19. THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE.
20. THE CONTRACTOR MUST CALL FOR SIGHT DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION. THIS INSPECTION WILL INCLUDE DRIVEWAYS AND INTERSECTIONS FOR VEHICULAR SIGHT DISTANCE, AND SIDEWALK AND OTHER PEDESTRIAN FACILITIES FOR PEDESTRIAN SIGHT DISTANCE. FINAL SIGHT DISTANCE MUST TAKE INTO CONSIDERATION THE ANTICIPATED HEIGHT OF MATURE LANDSCAPING.
21. THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE ON SITE. EXCEPTIONS MAY BE GRANTED BY THE TRANSPORTATION DEPARTMENT DIRECTOR UNDER CERTAIN CONDITIONS.
22. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES. THIS WORK MUST BE COORDINATED SUCH THAT, FOR EXAMPLE, THE PLACEMENTS OF UTILITY VAULTS DO NOT CREATE A CONFLICT WITH THE INSTALLATION OF DRIVEWAY APPROACHES AND/OR SIDEWALKS AT 2% CROSS SLOPE AND MAXIMUM OF 8% RUNNING SLOPE PER ADA REQUIREMENTS.
23. WHERE REQUIRED IN APPROVAL CONDITIONS, PERMANENT PIPE MONUMENTS SHALL BE SET ALONG THE STREET CENTERLINE AT ALL INTERSECTIONS, CURVE TANGENT POINTS, AND CUL-DE-SAC RADIUS POINTS. THE PIPE MONUMENTS SHALL BE A BERTSEN A130 ALUMINUM STANDARD MONUMENT (30" LONG) OR EQUIVALENT, TOGETHER WITH STANDARD IRON CASTING CASE AND COVER. THESE MATERIALS AND SPECIFICATIONS ARE SHOWN IN CITY OF BELLEVUE STANDARD DRAWING DEV-12 (CAP DETAIL B).

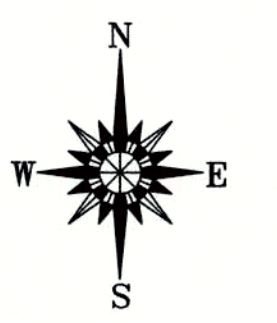
SIGNIFICANT TREE LIST						
TREE ID	SPECIES	DBH	CONDITIONS	PROPOSAL	DBH	TREE
1	CHERRY PLUM	11	FAIR	REMOVE	11	
2	CHERRY PLUM	13	POOR	REMOVE		
3	CHERRY PLUM	11	FAIR	SAVE	11	11
4	APPLE	13	FAIR	REMOVE	13	
5	CHERRY PLUM	13	FAIR	SAVE	13	13
6	AUSTRIAN PINE	28	FAIR	SAVE	28	
7	TULIP POPLAR	22	GOOD	REMOVE	22	
9	EUROPEAN WHITE BIRCH		DEAD	REMOVE		
10	EUROPEAN WHITE BIRCH	10	FAIR	SAVE	10	10
11	SAWARA CYPRESS	9	FAIR	SAVE	9	9
12	CHERRY PLUM	13	FAIR	SAVE	13	13
14	RED ALDER	8	FAIR-POOR	REMOVE	8	
15	BIGLEAF MAPLE	10	FAIR	REMOVE	10	
16	RED ALDER	14	POOR	REMOVE		
17	RED ALDER	12	FAIR	REMOVE	12	
20	RED ALDER	13	FAIR	REMOVE	13	
21	RED ALDER	12	FAIR	REMOVE	12	
22	PACIFIC MADRONE	18	FAIR	SAVE	18	18
23	DOUGLAS FR	25	FAIR-GOOD	SAVE	25	25
24	BIGLEAF MAPLE	25	FAIR	SAVE	25	25
25	BIGLEAF MAPLE	37	FAIR-POOR	REMOVE	37	
26	BIGLEAF MAPLE	35	FAIR	REMOVE	35	
28	BIGLEAF MAPLE	17	FAIR	REMOVE	17	
29	WESTERN HEMLOCK	13	POOR	REMOVE		
30	DOUGLAS FR	21	FAIR-GOOD	REMOVE	21	
31	DOUGLAS FR	19	FAIR	REMOVE	19	
32	EUROPEAN WHITE BIRCH		DEAD	REMOVE		
33	APPLE	9	FAIR	REMOVE	9	
34	EUROPEAN WHITE BIRCH	13	POOR	REMOVE		
35	DOUGLAS FR	18	FAIR	REMOVE	18	
TOTAL TREE DIAMETER-INCHES:					409	
30% RETENTION REQUIREMENT:					123	
TOTAL RETAINED:					124	

SUBGRADE PREPARATION NOTES:

1. EXCAVATE TO THE ELEVATION OF THE BOTTOM OF THE BASE COURSE ROCK.
2. COMPACT UPPER 12" OF EXISTING SUBGRADE SOIL TO 95% MAXIMUM DRY DENSITY PER ASTM D1557
3. PROOF-ROLL THE EXISTING SOIL TO VERIFY A MINIMUM CBR OF 10.
4. ANY SOFT SPOTS ENCOUNTERED SHALL BE OVER-EXCAVATED AT LEAST 12 INCHES. FILL THE EXCAVATION WITH BASE COURSE GRAVEL (LESS THAN 5% FINES). COMPACT THE FILL TO 95% MINIMUM.
5. PROOF-ROLL THE FILLED SOFT SPOTS TO VERIFY A MINIMUM CBR OF 10.

SITE PLAN

SCALE: 1"=20'



BENCHMARK:

CITY OF BELLEVUE CONTROL POINT NO. 222, FOUND 3"x3" CONCRETE MONUMENT WITH PUNCHED 1/2" BRASS PLUG, IN MONUMENT CASE. ELEVATION = 296.37 FEET.

VERTICAL DATUM:

NAVD 88 PER CITY OF BELLEVUE VERTICAL CONTROL.

BASIS OF BEARINGS:

GEODETIC NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 0°59'29.17" COUNTERCLOCKWISE WAS APPLIED AT A PUNCH IN 3" BRASS DISC, INCISED, AT THE INTERSECTION OF SOUTHEAST 16TH STREET AND 146TH AVENUE NORTHEAST. THE MONUMENT IS THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST OF THE W.M. THE NORTH AMERICAN DATUM OF 1983 (NAD 83) GRID COORDINATES WERE FOUND TO BE 202273.74 / 1317395.288 AT THAT POINT. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.99996330 AND THE GRID SCALE FACTOR OF 0.999963423 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

ABBREVIATIONS:

BLC	BUILDING CORNER	MJ	MECHANICAL JOINT
C	COMPACT	OH	OVERHEAD
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CLASS	R	RADIUS
CO	CLEAN OUT	REF	REFERENCE DRAWING
COB	CITY OF BELLEVUE	R/W	RIGHT-OF-WAY
D	STORM DRAIN	S	SANITARY SEWER
DDCV	DOUBLE DETECTOR CHECK VALVE	SQ FT	SQUARE FEET
DI	DUCTILE IRON	STD	STANDARD
DS	DOWNSPOUT	SW	SIDEWALK
DTL	DETAIL	T	TELEPHONE
DW	DRIVEWAY	TC	TOP OF CURB
EL	ELEVATION	TP	TEST PIT
ESMT	EASEMENT	TV	TELEVISION
EXG	EXISTING	U.N.O	UNLESS NOTED OTHERWISE
FC	FACE OF CURB	YL	YARD LIGHT
FD	FOUNDATION DRAIN	S	SOUTH
FDC	FIRE DEPARTMENT CONNECTION	W	WEST
FF	FINISHED FLOOR	E	EAST
FHY	FIRE HYDRANT	N	NORTH
FL	FLANGE JOINT	NW	NORTHWEST
HC	HANDICAP	SW	SOUTHWEST
IE	INVERT ELEVATION	NE	NORTHEAST
LF	LINEAR FEET	SE	SOUTHEAST
LUS	LANDSCAPING	Ø	DIAMETER
MH	MANHOLE		

LEGEND

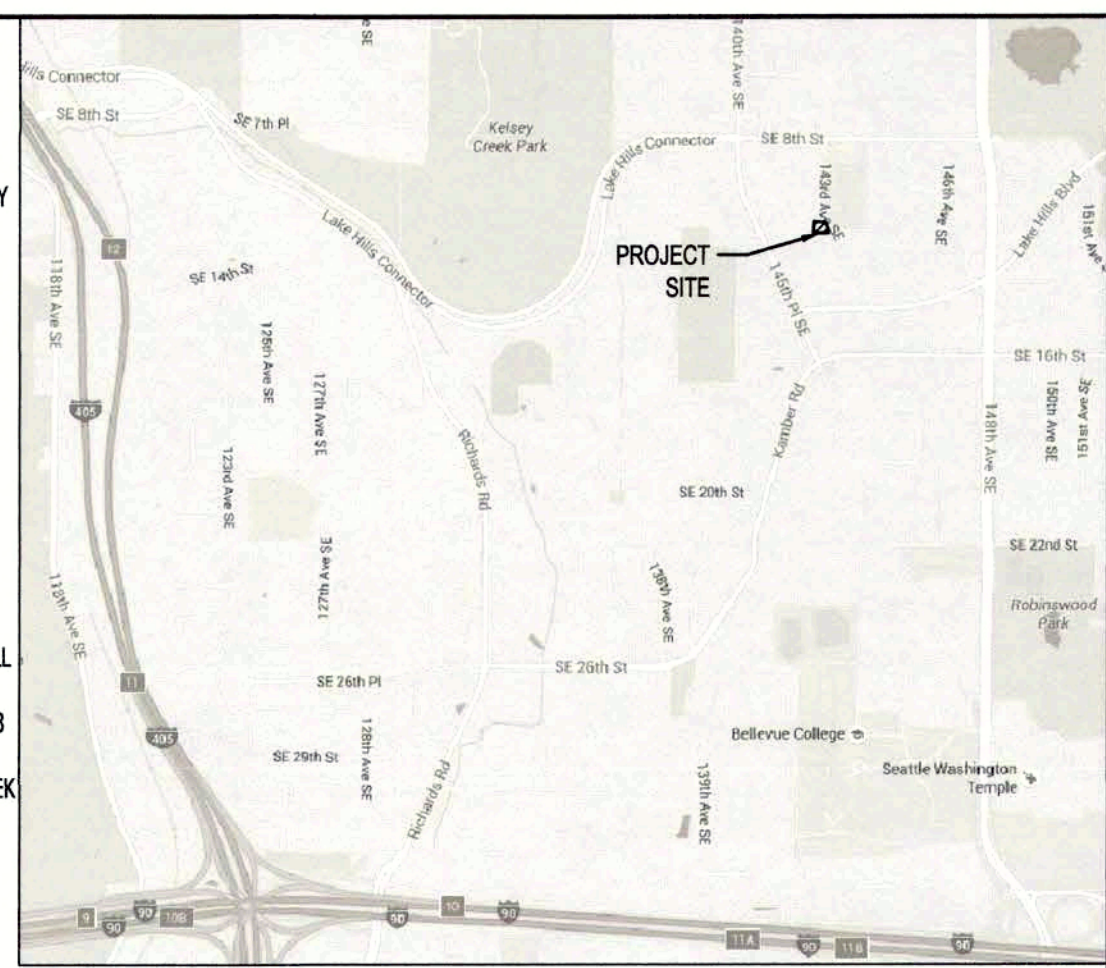
DESCRIPTION	NEW	EXISTING
STORM SEWER	D	D
SANITARY SEWER	S	S
WATER	W	W
CONTOURS	50	50
SILT FENCE	F	
POWER (OHP/UGP)	OHP/UGP	OHP/UGP
ASPHALT PAVING		
PERVIOUS CONC.		
CONC. PAVING		
GRAVEL SURFACE		
LANDSCAPING		
CONCRETE CURB		
SPOT ELEVATIONS		
PARKING COUNT		
FOUND CASE MON		
FIRE HYDRANT		
GAS METER		
GUY WIRE ANCHOR		
JUNCTION BOX		
PARKING LOT LIGHT		
POWER POLE W/TRANSFORMER		
POWER VAULT		
ROCKERY		
SIGN		
SIGNAL POLE		
STORM CATCHBASIN		
STREET LIGHT		
TELEPHONE JUNCTION BOX		
TELEPHONE VAULT		
UNDERGROUND POWER		
UTILITY POLE		
UTILITY MANHOLE		
WATER METER		
WATER VALVE		

UTILITY CONFLICT NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE NOT GUARANTEED AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT AP CONSULTING ENGINEERS PLLC TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

PRIVATE DRIVEWAY

NTS



VICINITY MAP

OWNER

TEJIV BASRA
PO BOX 2127
KIRKLAND, WA 98083

SURVEYOR

CENTRE POINTE CONSULTANTS, INC
14209 29TH AVENUE SOUTH #105
SUMNER, WA 98390
(253) 813-1901

PROJECT SUMMARY TABLE:

LOT SIZE:	LOT 1	LOT 2
MAXIMUM LOT COVERAGE:	40% (9,692 SF)	40% (9,667 SF)
MAXIMUM IMPERVIOUS SURFACE:	55% (5,331 SF)	55% (5,317 SF)
EXISTING IMPERVIOUS AREA:	5,832 SF	

SOIL AMENDMENT:

ALL DISTURBED SOILS TO BE AMENDED PER COB STD DTL NDP-1.

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE EAST 2/3 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF 143RD AVENUE SOUTHEAST CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 525300 AND LYING SOUTHERLY OF AND EASTERLY OF THE FOLLOWING:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 88°33'01" EAST ALONG THE SOUTH LINE 284.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 1°26'59" EAST 128.00 FEET; THENCE SOUTH 88°33'01" EAST 132.83 FEET TO THE WEST MARGIN OF 143RD AVENUE SOUTHEAST AND NORTHEASTERLY TERMINUS OF THE LINE DESCRIPTION.

AP CONSULTING ENGINEERS PLLC
CIVIL ENGINEERING
AEP@APConsultingEngineers.com
(253) 347-0887
PO BOX 162, AUBURN, WA 98001

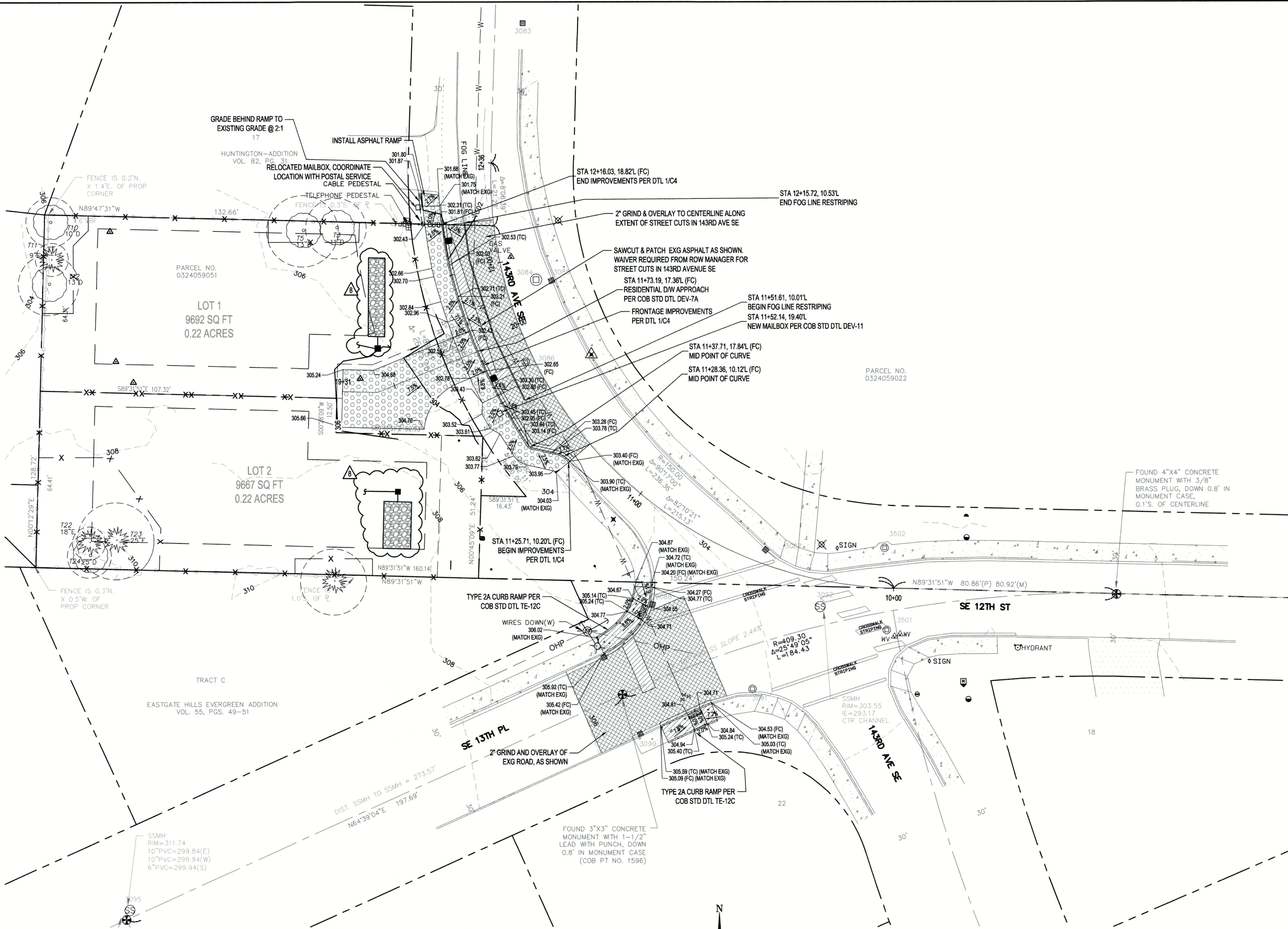
WOLTER SHORT PLAT
JOB TITLE
10233 143RD AVE SE

SITE PLAN
SHEET TITLE

SYMBOL	DATE	REVISIONS
1	10/19/2016	REVISIONS PER CITY REVIEW COMMENTS
2	8/30/2019	REVISIONS PER CITY REVIEW COMMENTS
3	1/28/2020	REVISIONS PER CITY REVIEW COMMENTS
4	2/27/2020	REVISIONS PER CITY REVIEW COMMENTS
5	4/2/2020	REVISIONS PER CITY REVIEW COMMENTS
6	5/7/2020	REVISIONS PER CITY REVIEW COMMENTS

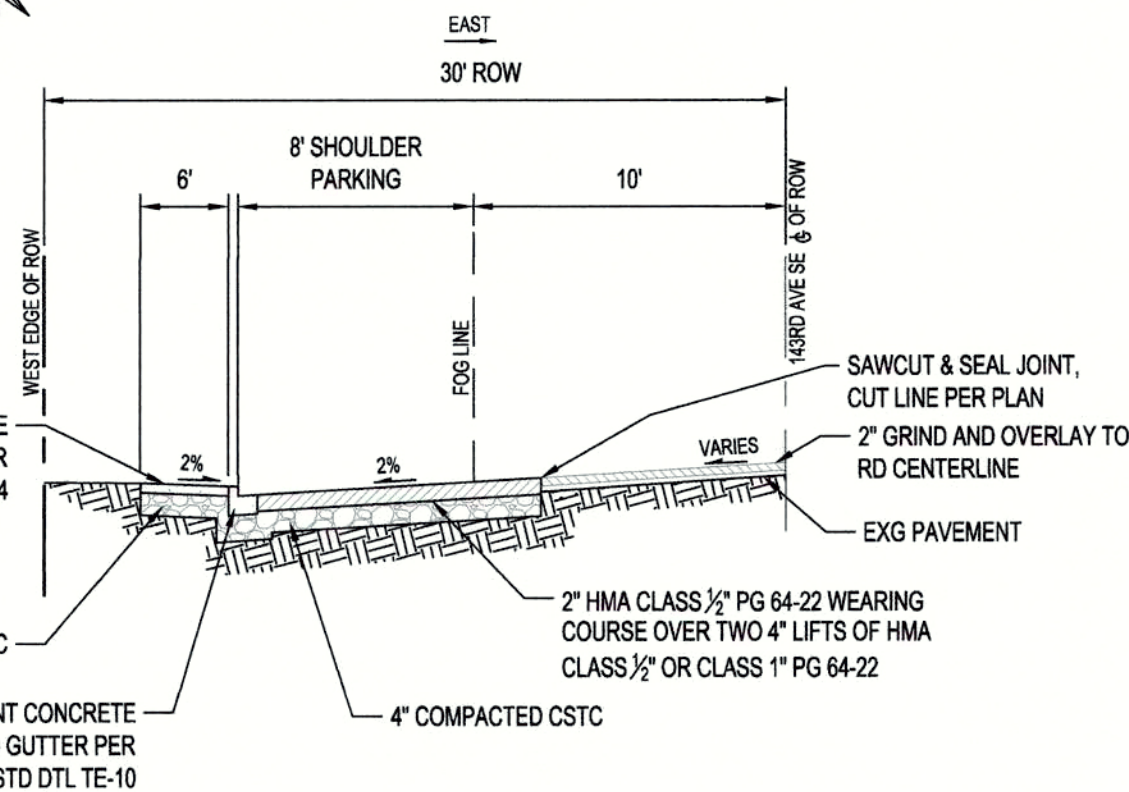
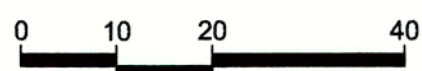


DATE	1/22/2016
DRAWN	SR
CHECKED	AEP
JOB NO.	2015049
SHEET NO.	C1



ROAD PLAN

SCALE: 1"=20'

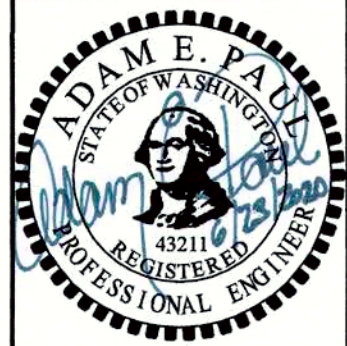


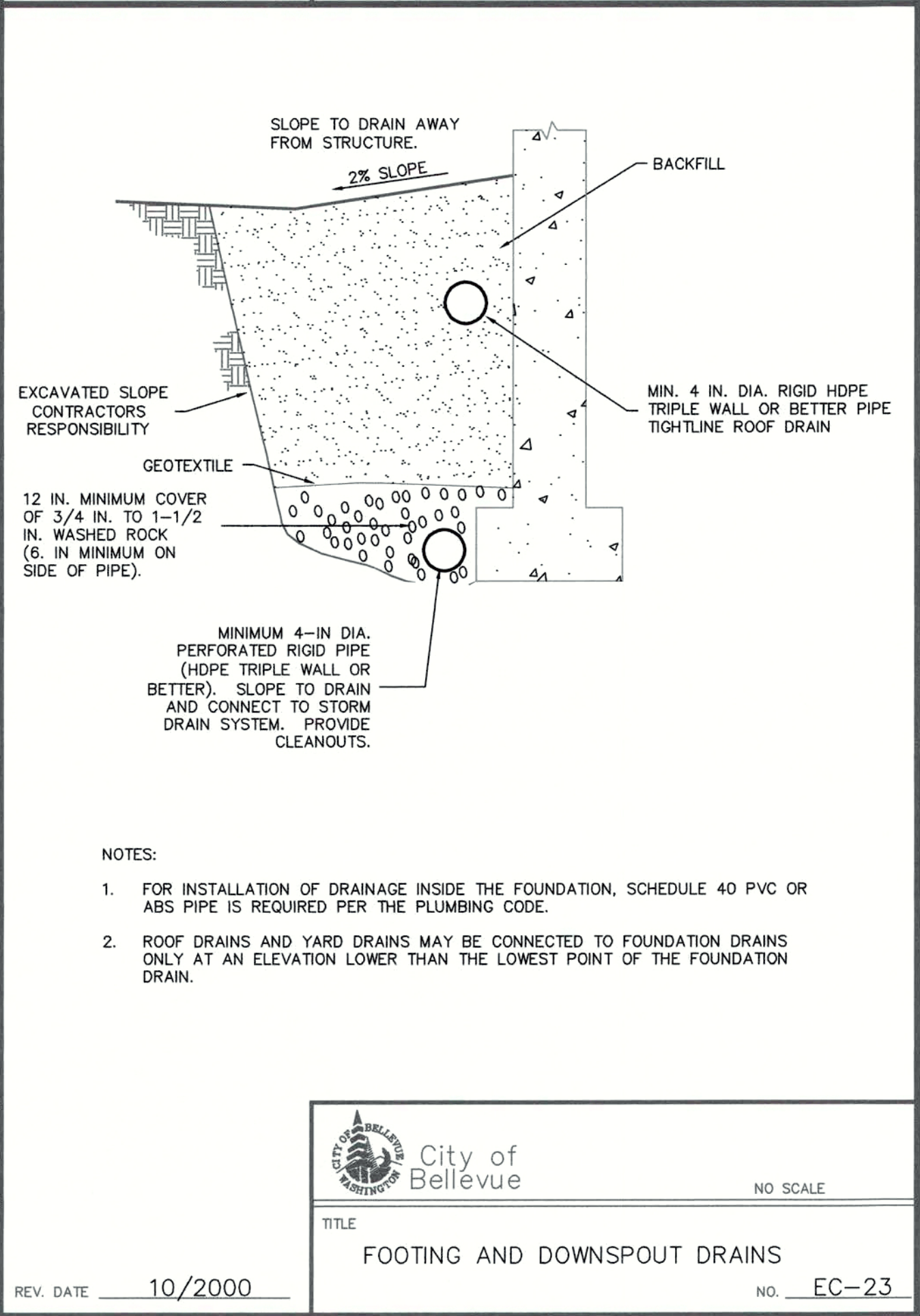
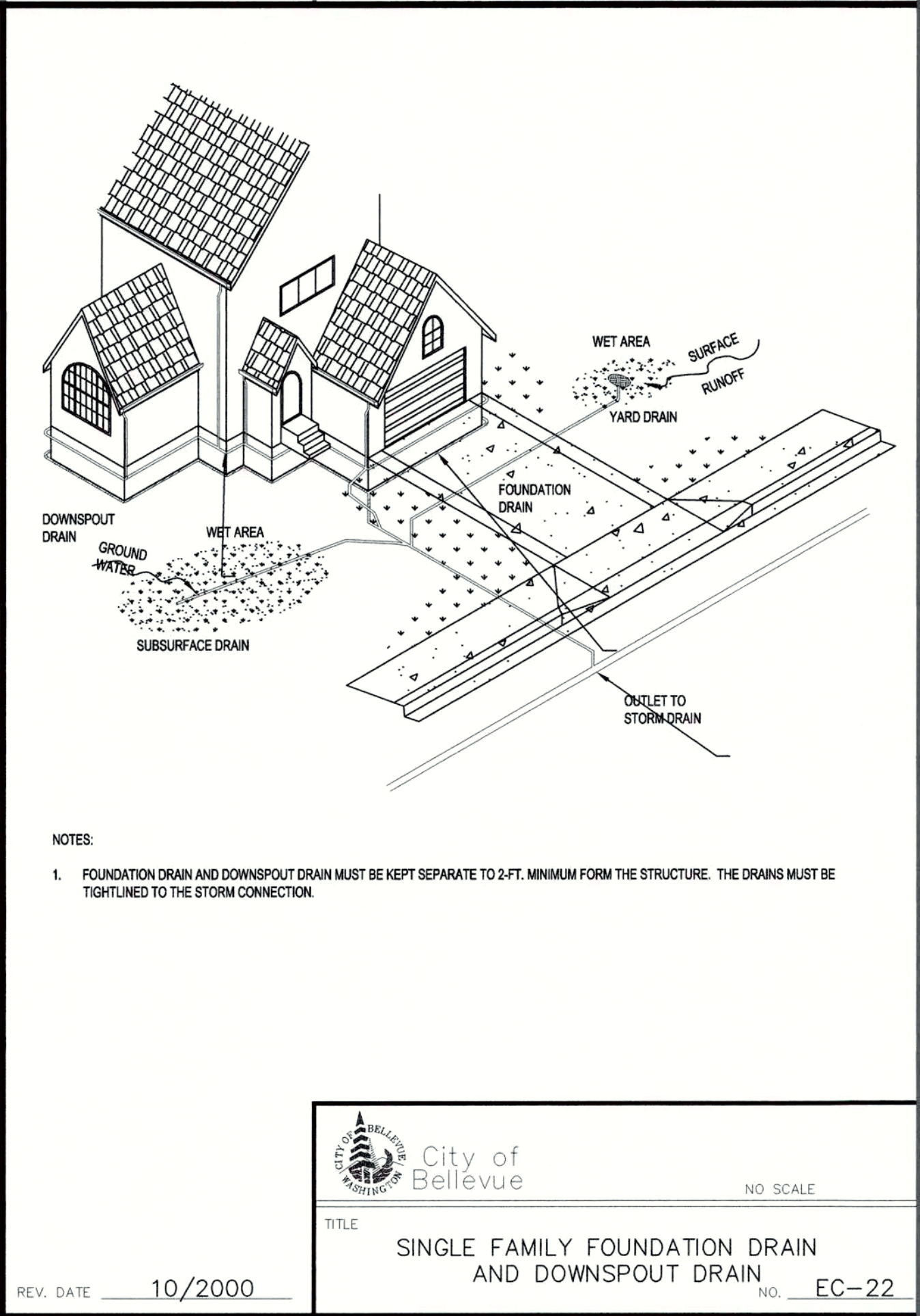
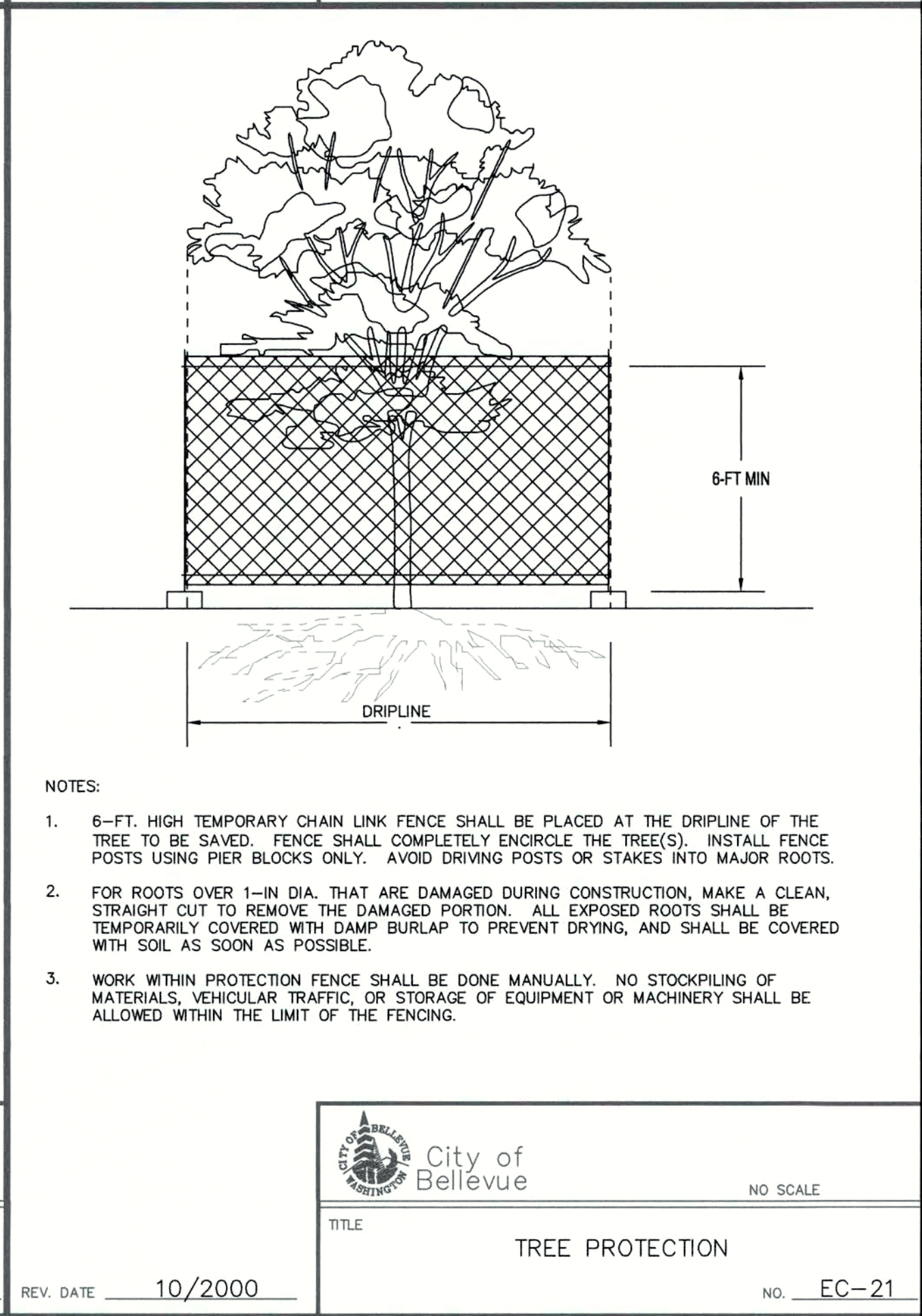
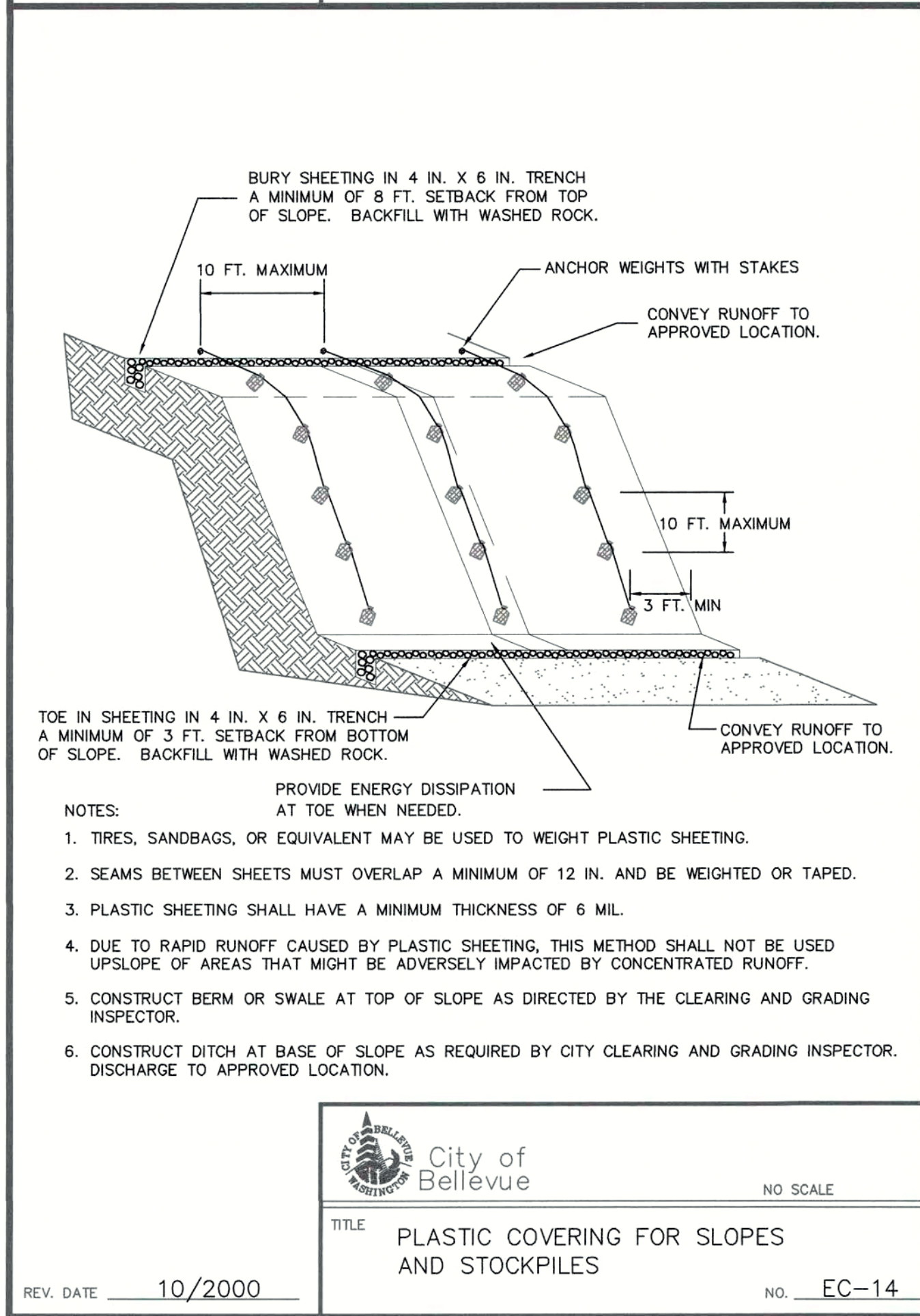
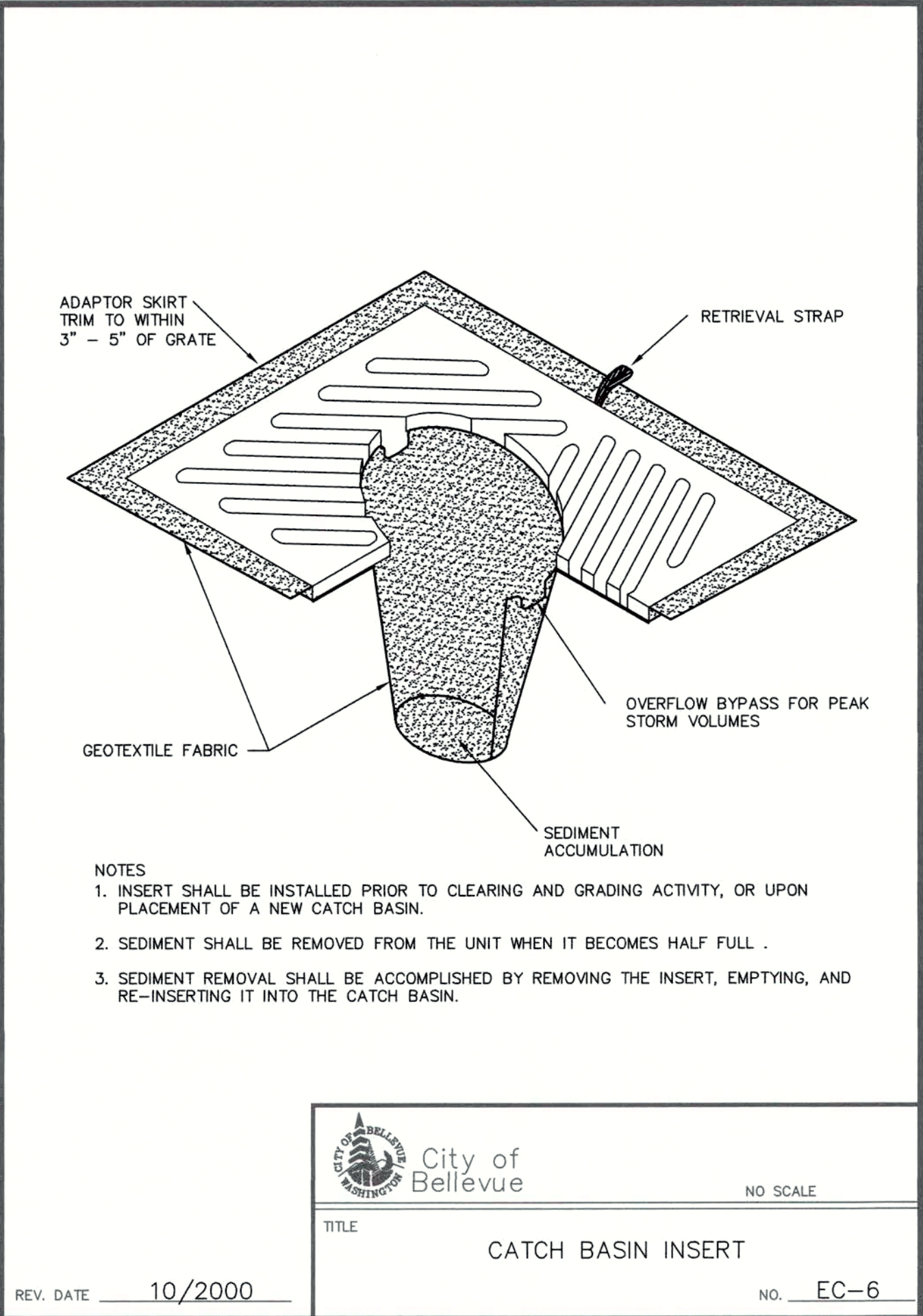
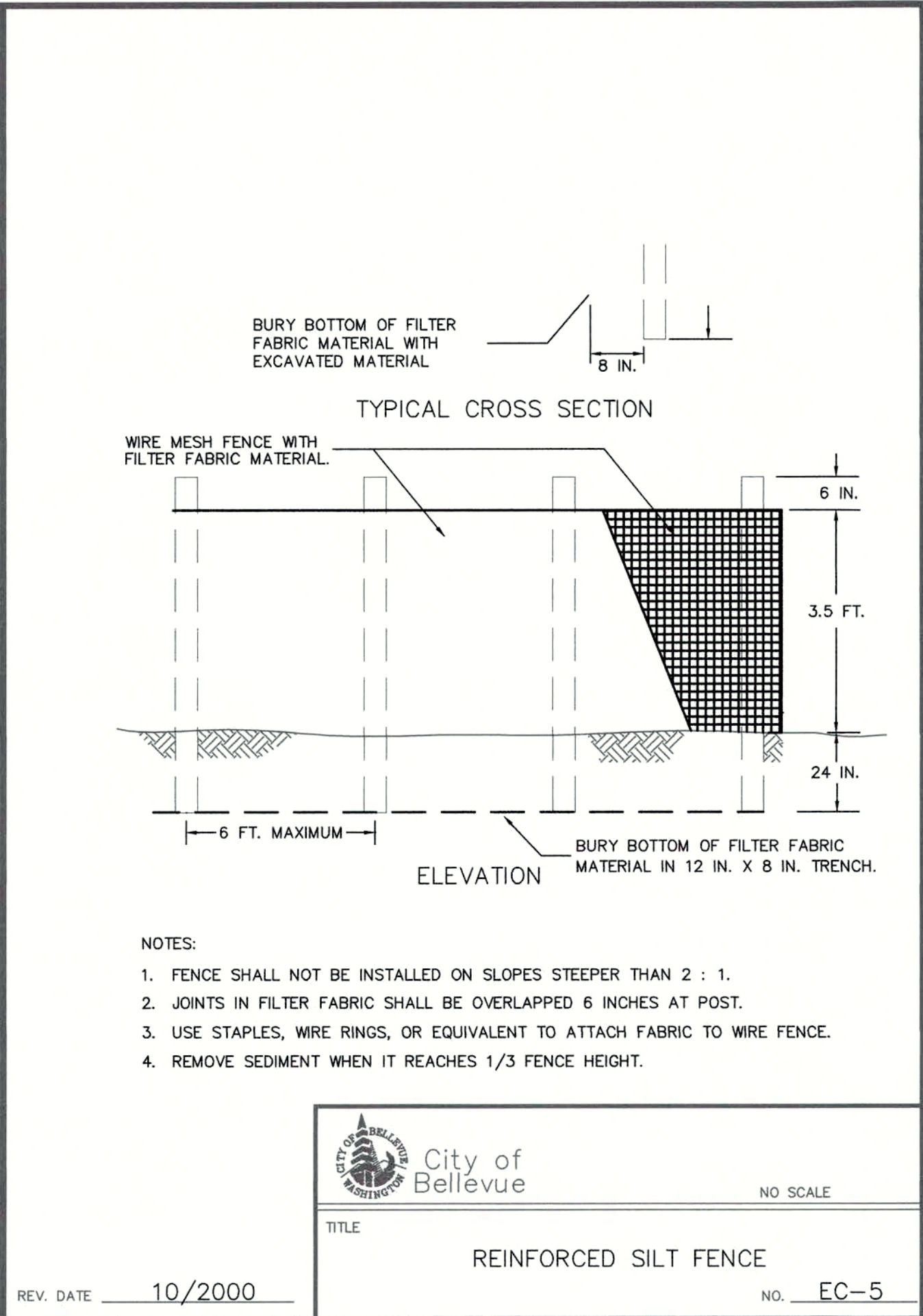
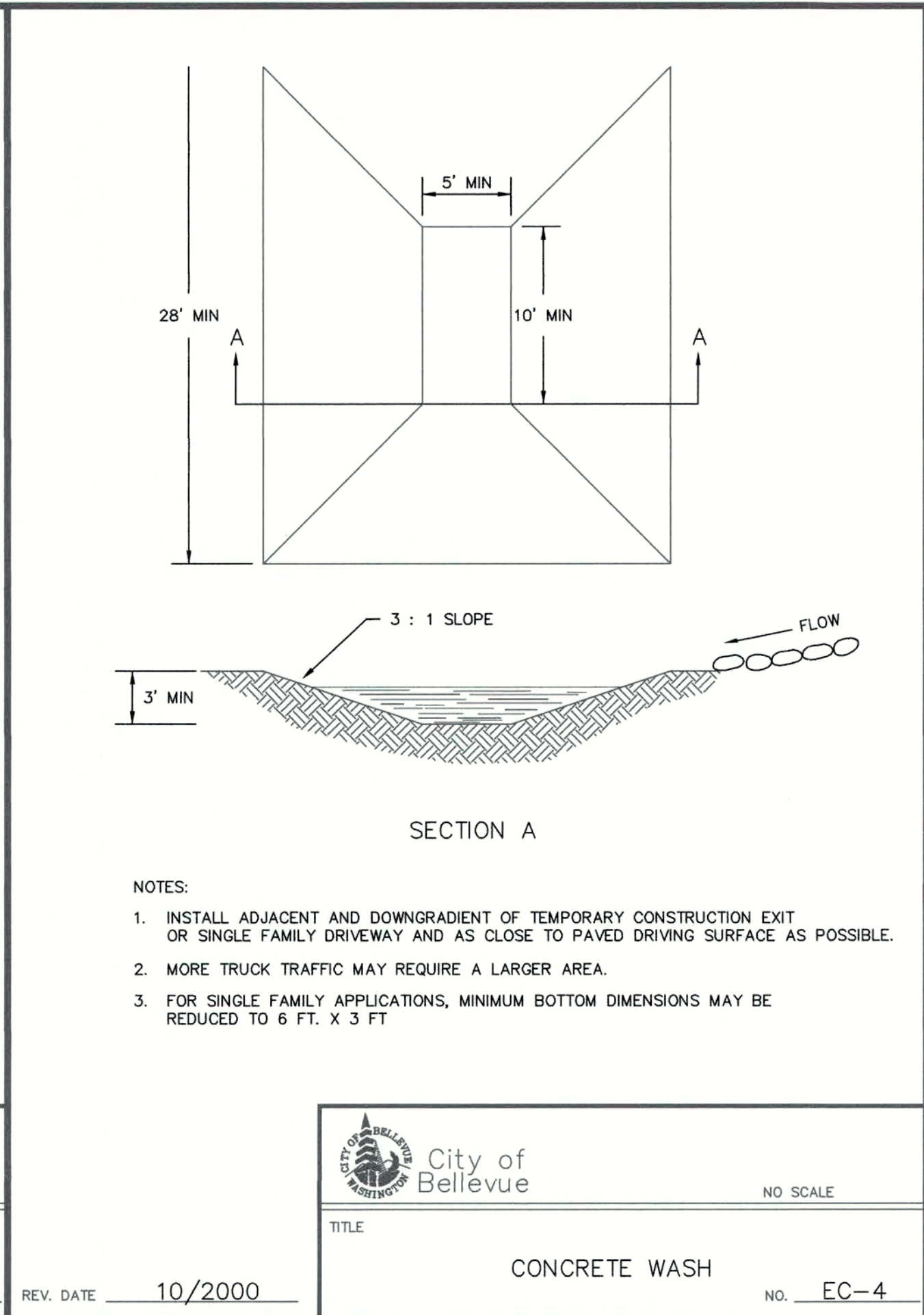
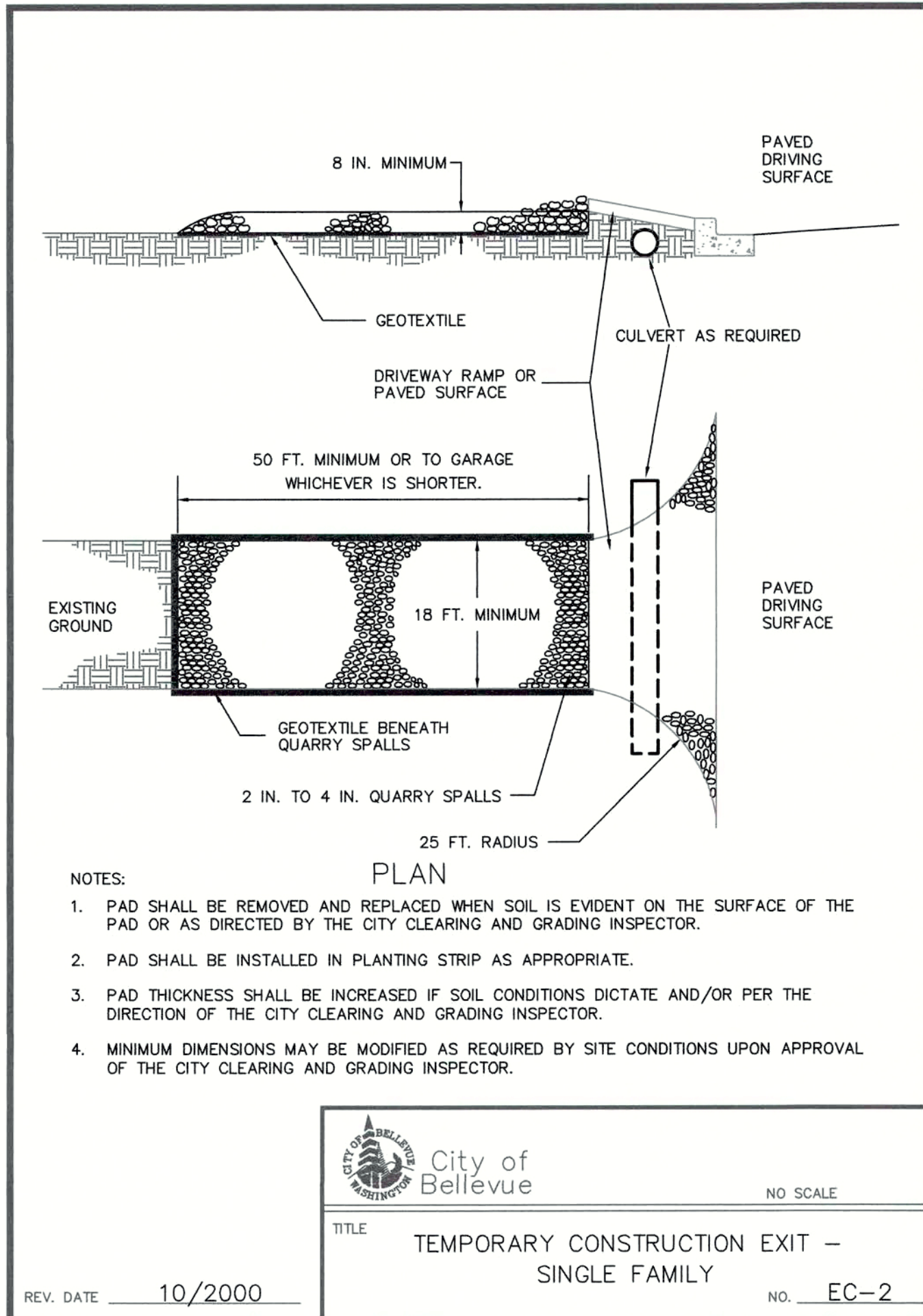
UTILITY CONFLICT NOTE

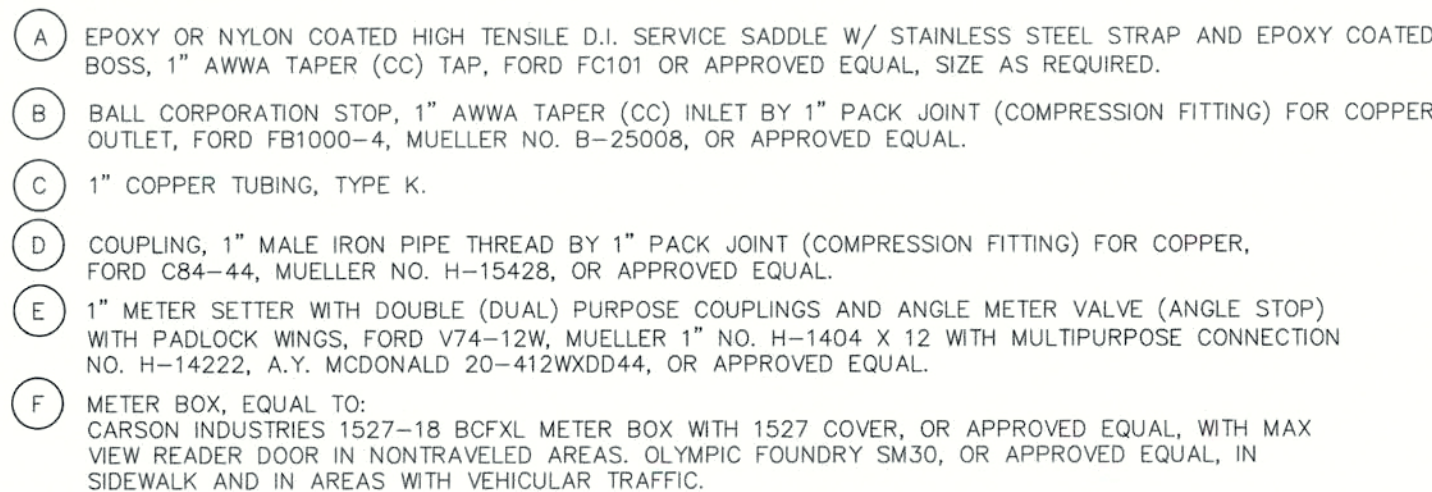
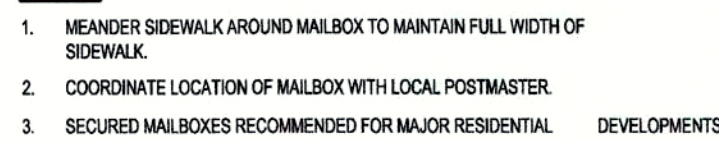
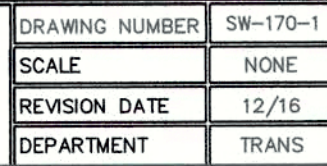
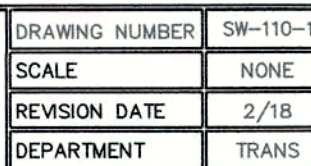
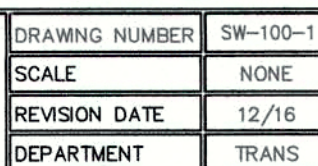
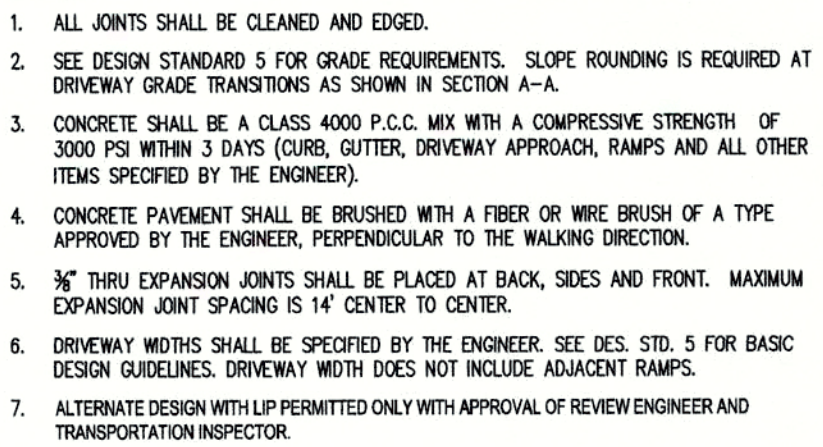
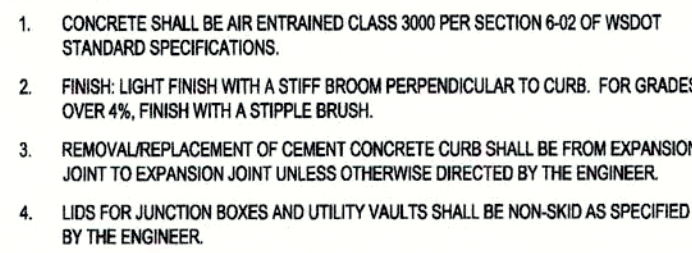
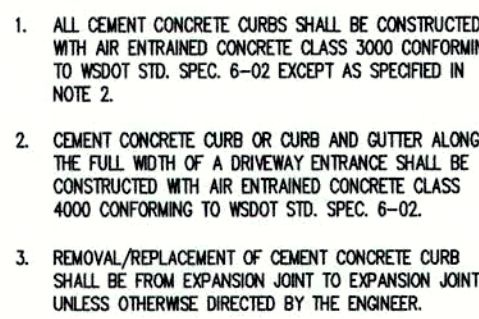
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1 143RD AVE SE FRONTAGE IMPROVEMENTS WERE APPLICABLE
C4 NTS

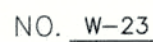
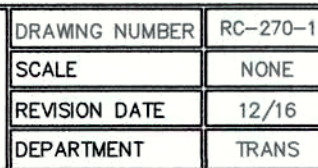
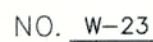
REV	DATE	DESCRIPTION
1	10/19/2016	REVISIONS PER CITY REVIEW COMMENTS
2	8/30/2019	REVISIONS PER CITY REVIEW COMMENTS
3	1/28/2020	REVISIONS PER CITY REVIEW COMMENTS
4	2/27/2020	REVISIONS PER CITY REVIEW COMMENTS
5	4/22/2020	REVISIONS PER CITY REVIEW COMMENTS







- NOTES:**
1. SERVICE LINE SHALL BE PERPENDICULAR TO THE WATERMAIN, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 2. SERVICE SADDLE INSTALLED AT CONTRACTOR'S OPTION ON CLASS 52 OR THICKER D.I. PIPE, THE CORP. STOP MAY BE TAPPED DIRECTLY INTO THE PIPE
 3. APPROVED BACKFLOW PREVENTION MUST BE INSTALLED WITH IRRIGATION SERVICE PER D.O.H. REQUIREMENTS. IRRIGATION SYSTEM SHALL NOT BE PUT INTO SERVICE UNTIL THE BACKFLOW PREVENTION DEVICE IS APPROVED BY A CITY OF BELLEVUE WATER QUALITY TECHNICIAN.
 4. METER WILL BE SUPPLIED AND INSTALLED BY THE CITY OF BELLEVUE.

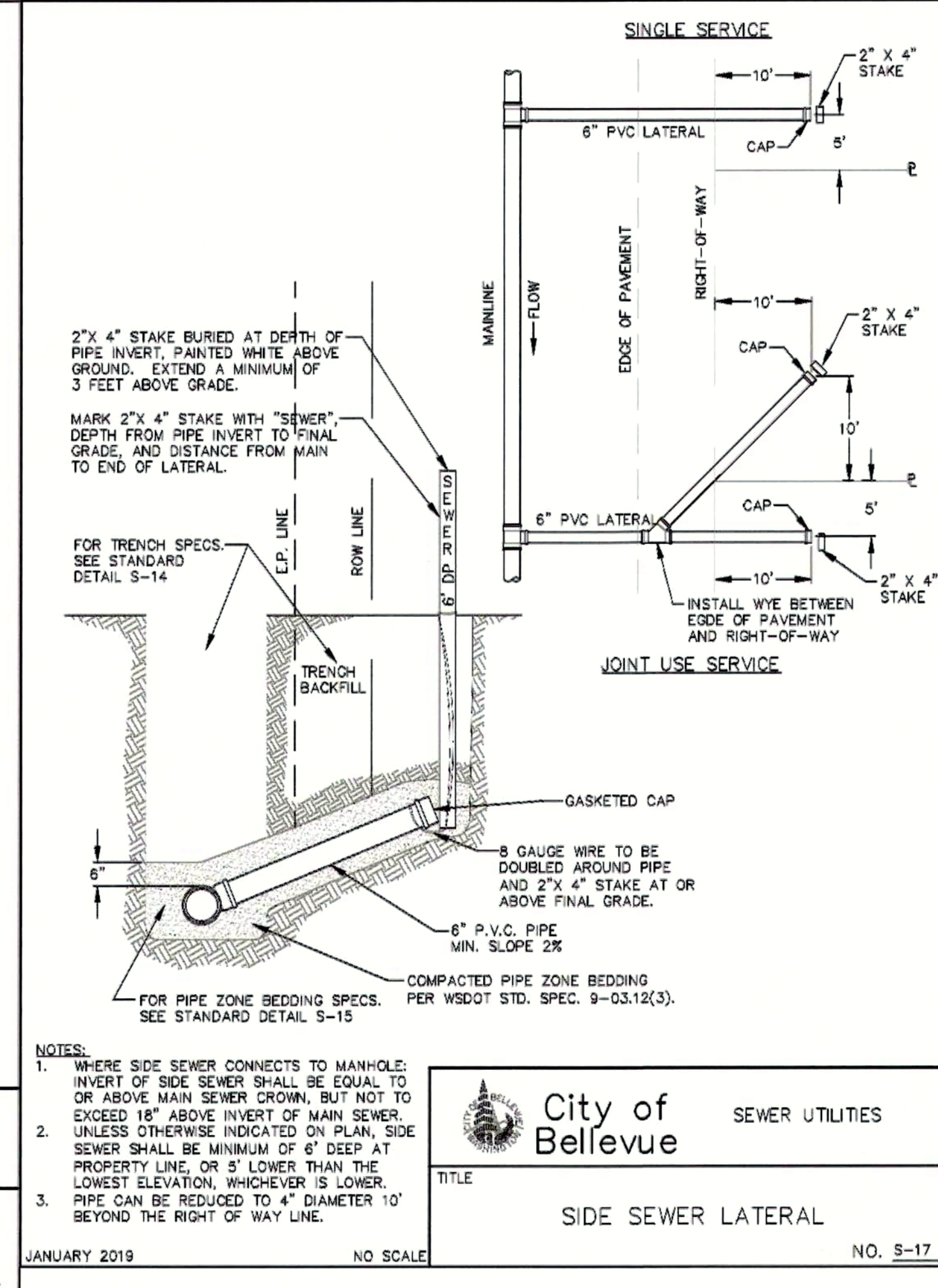
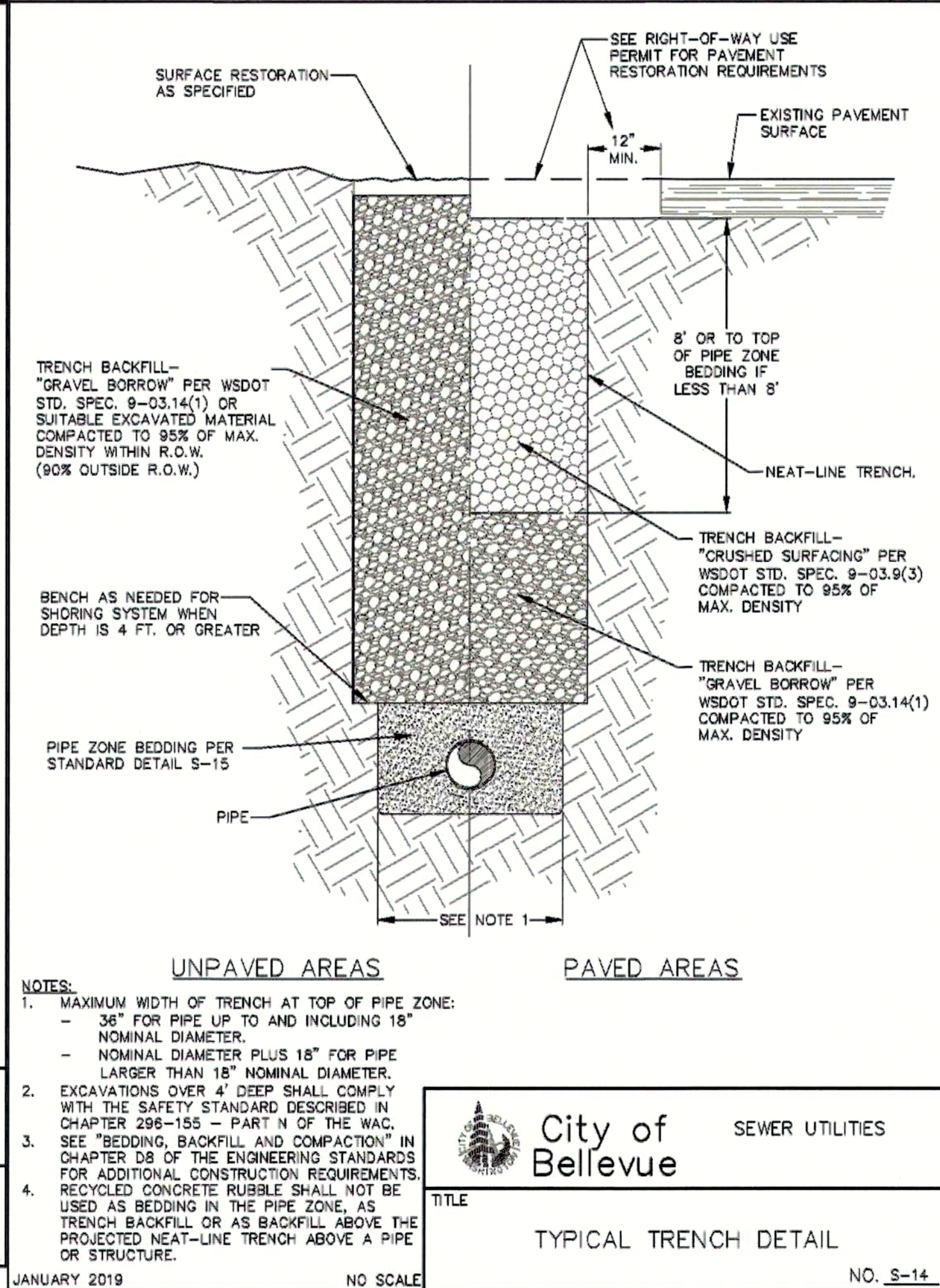
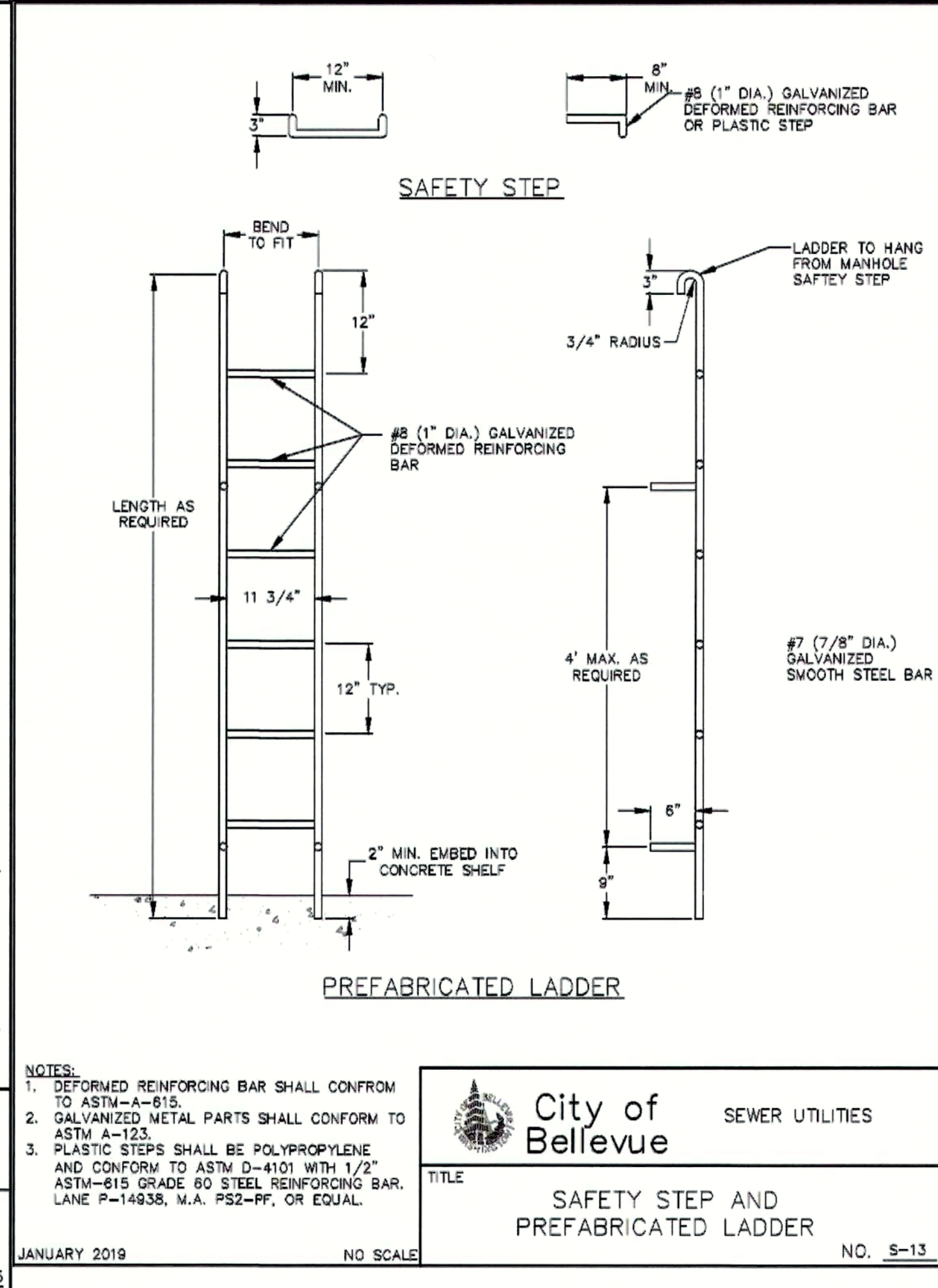
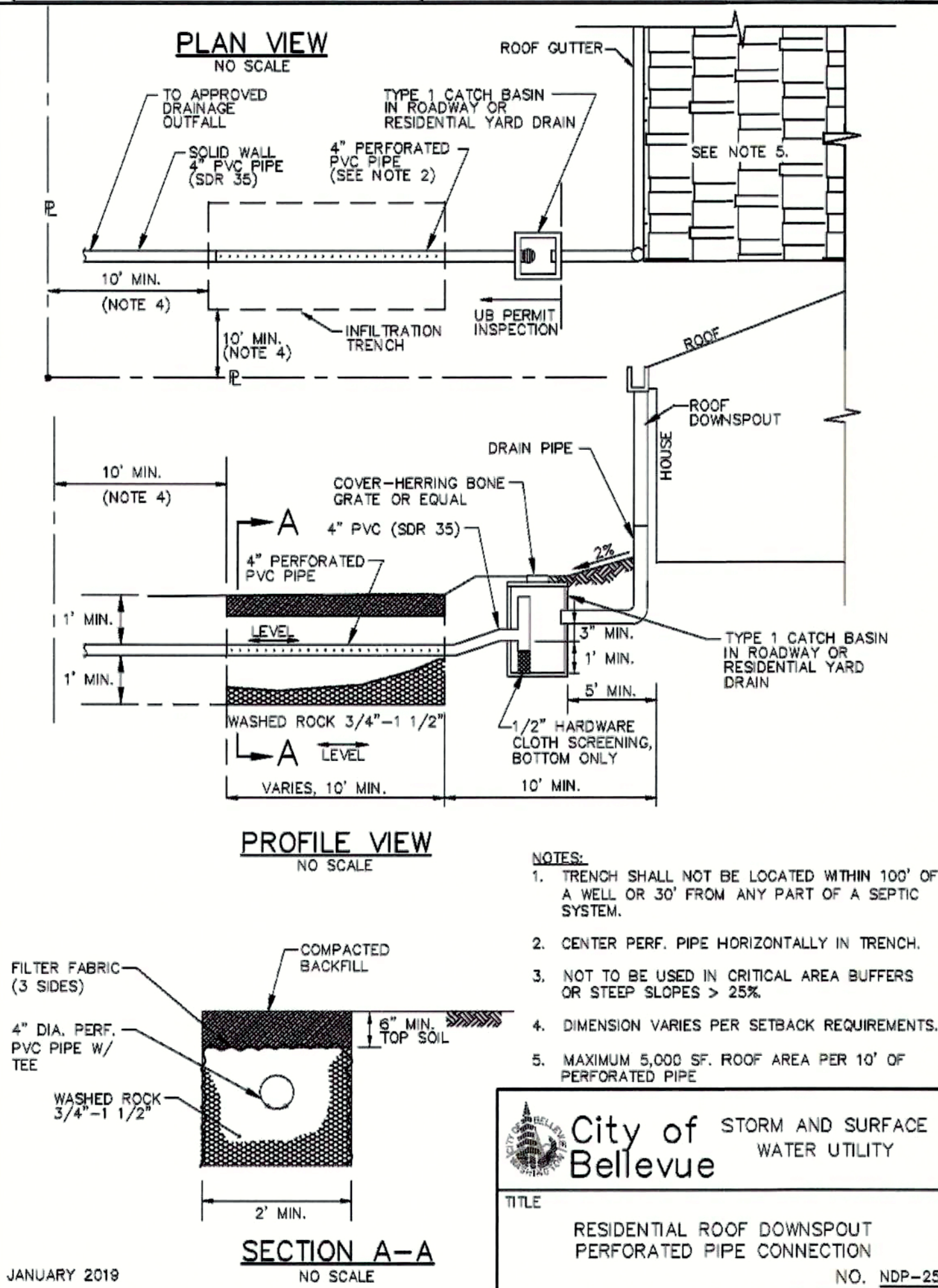
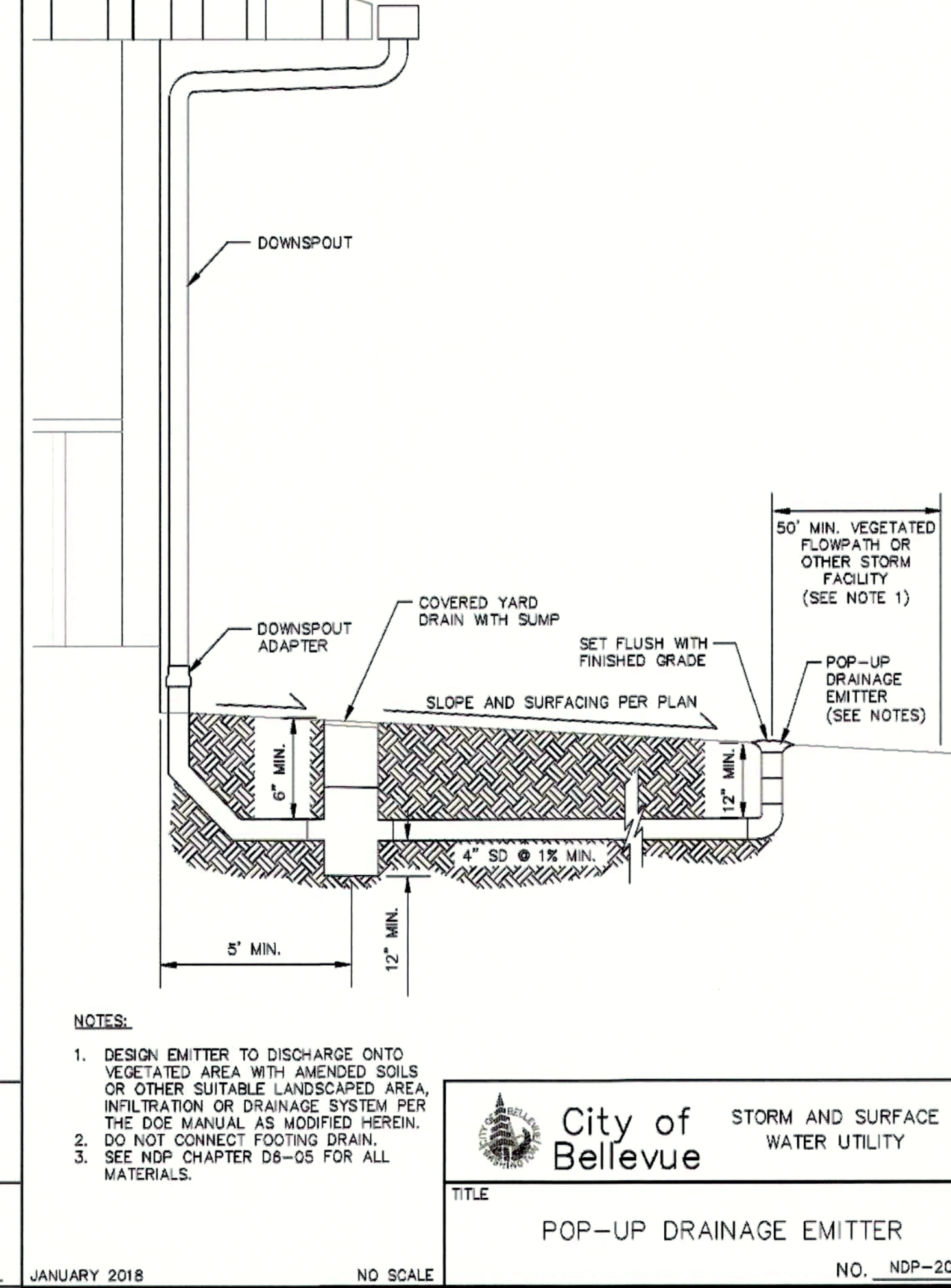
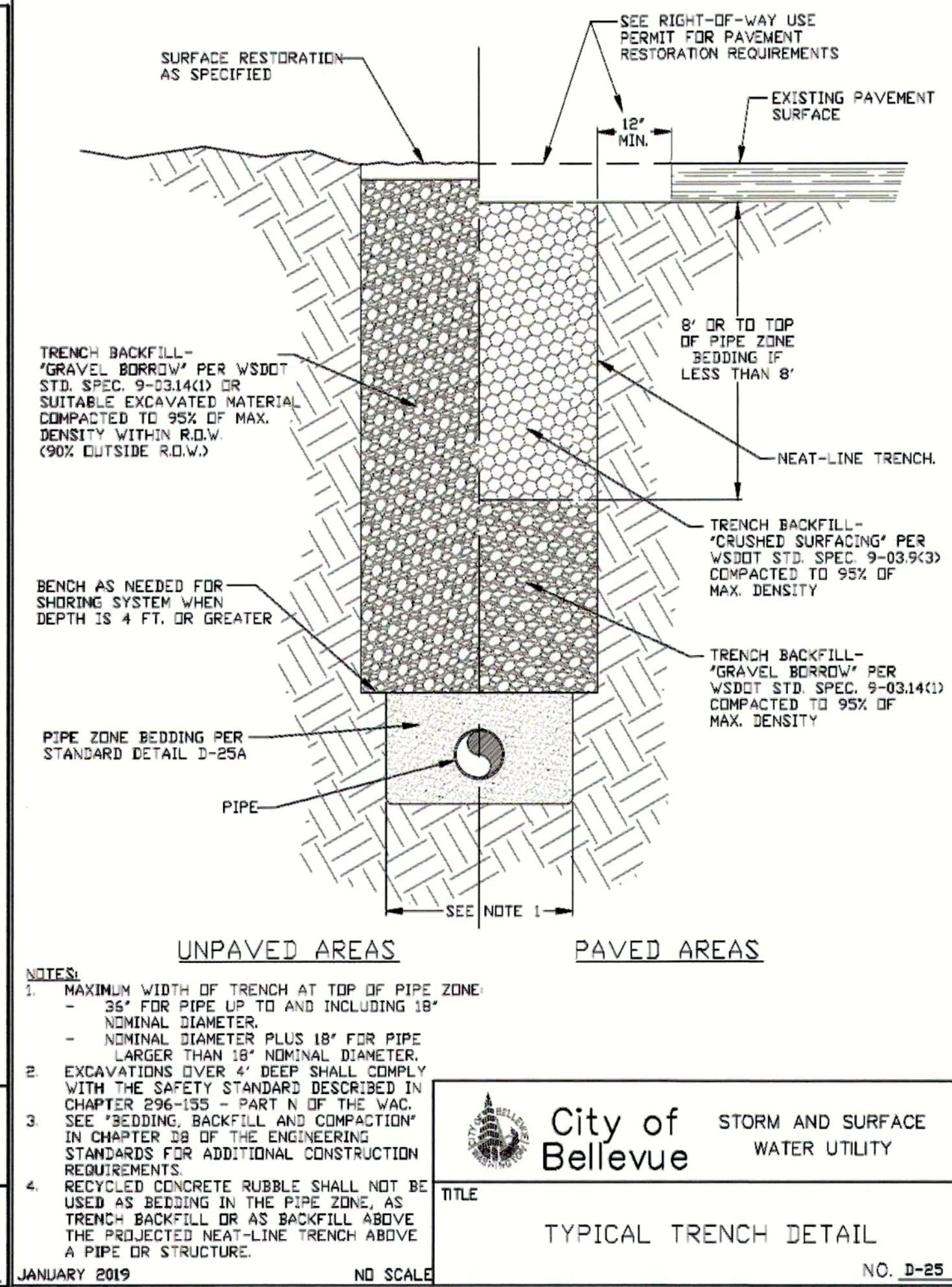
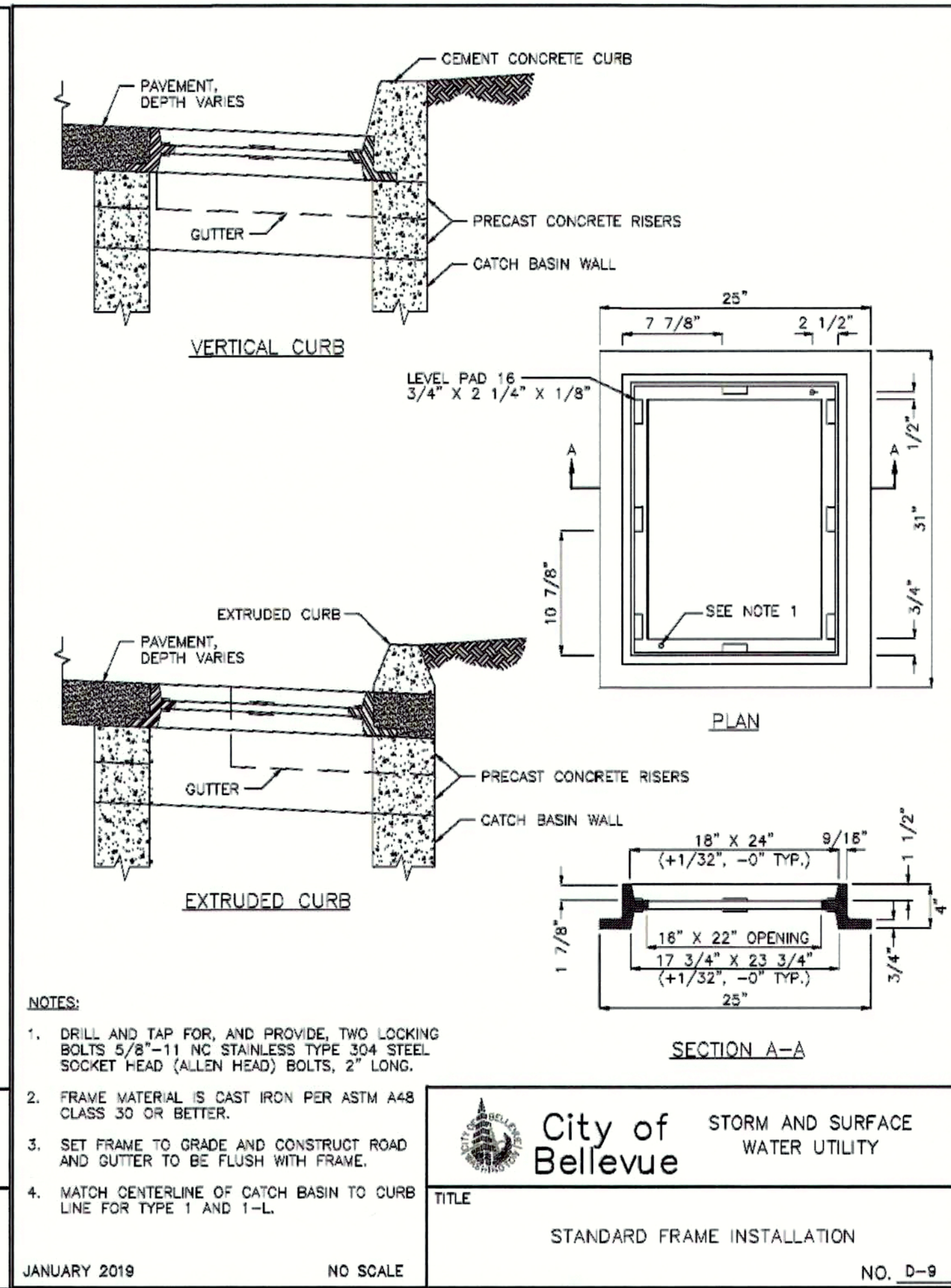
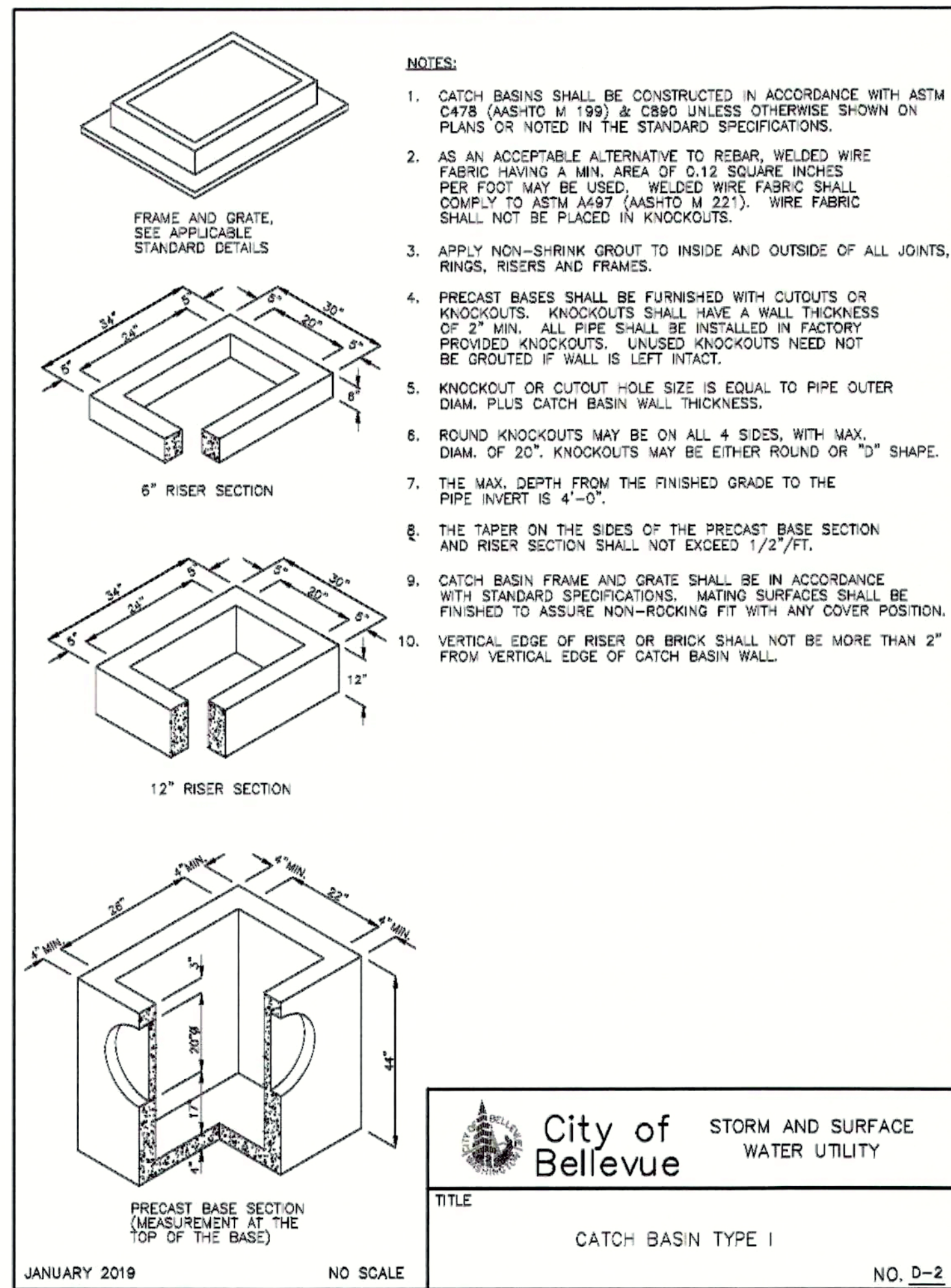


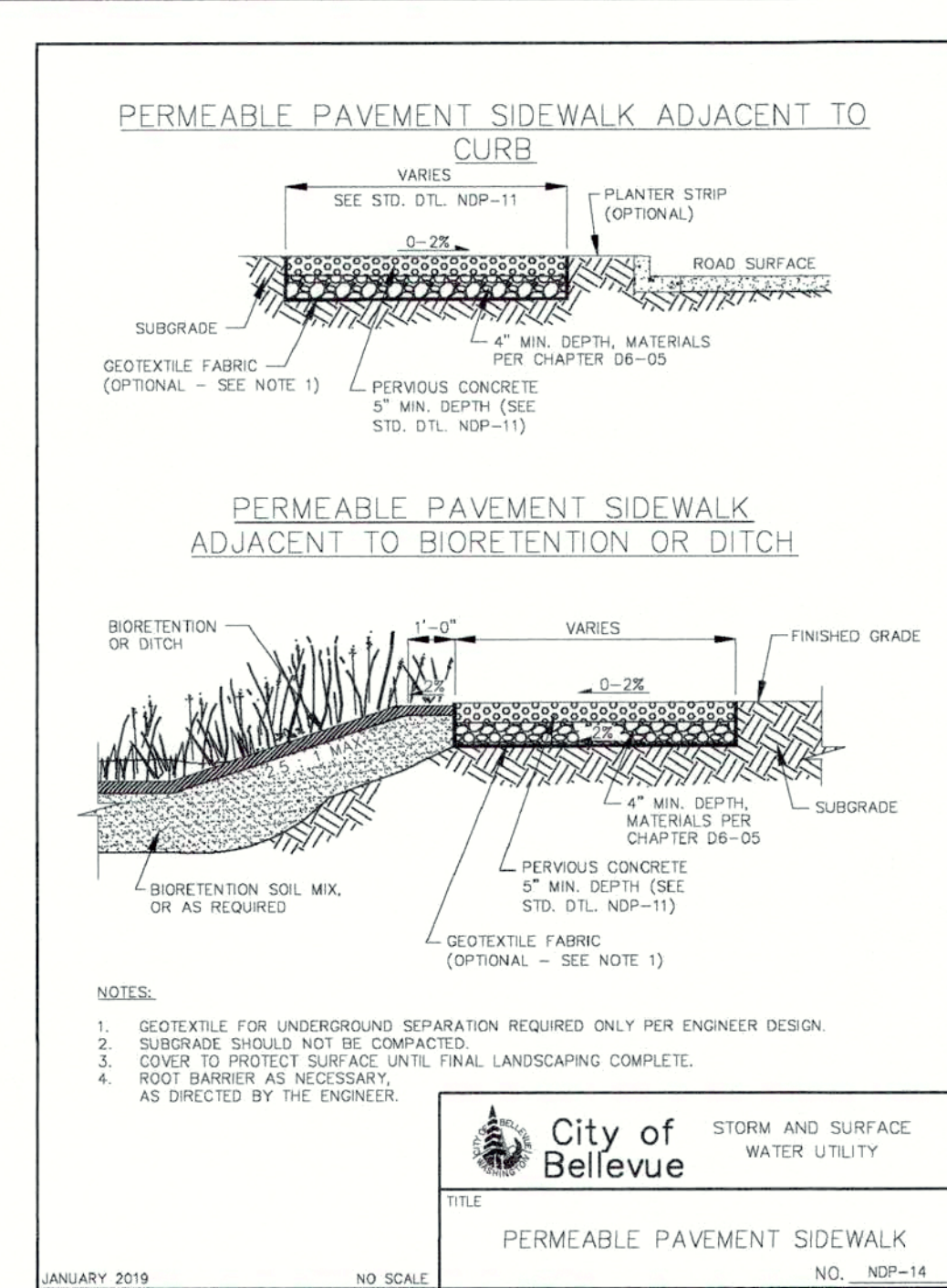
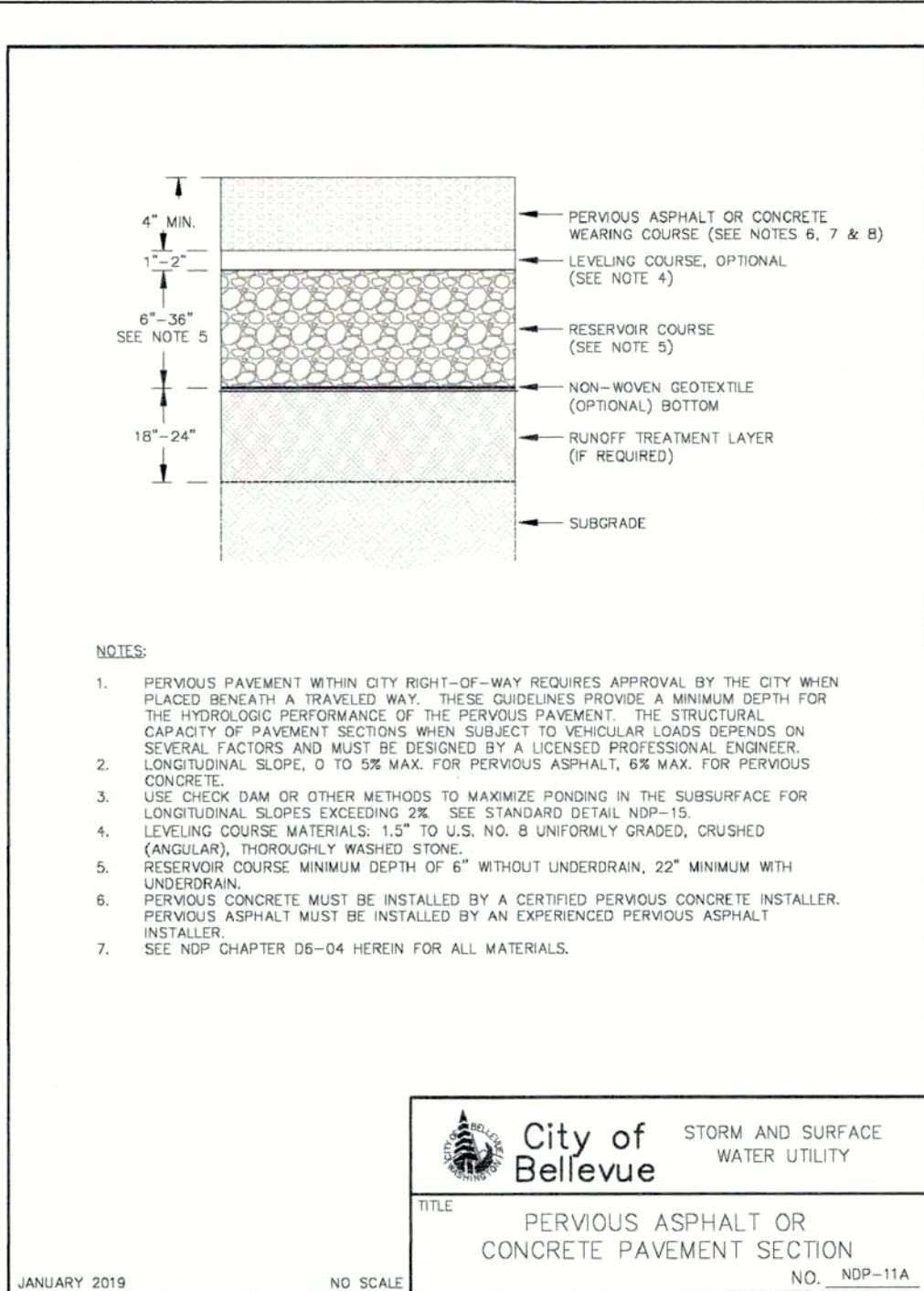
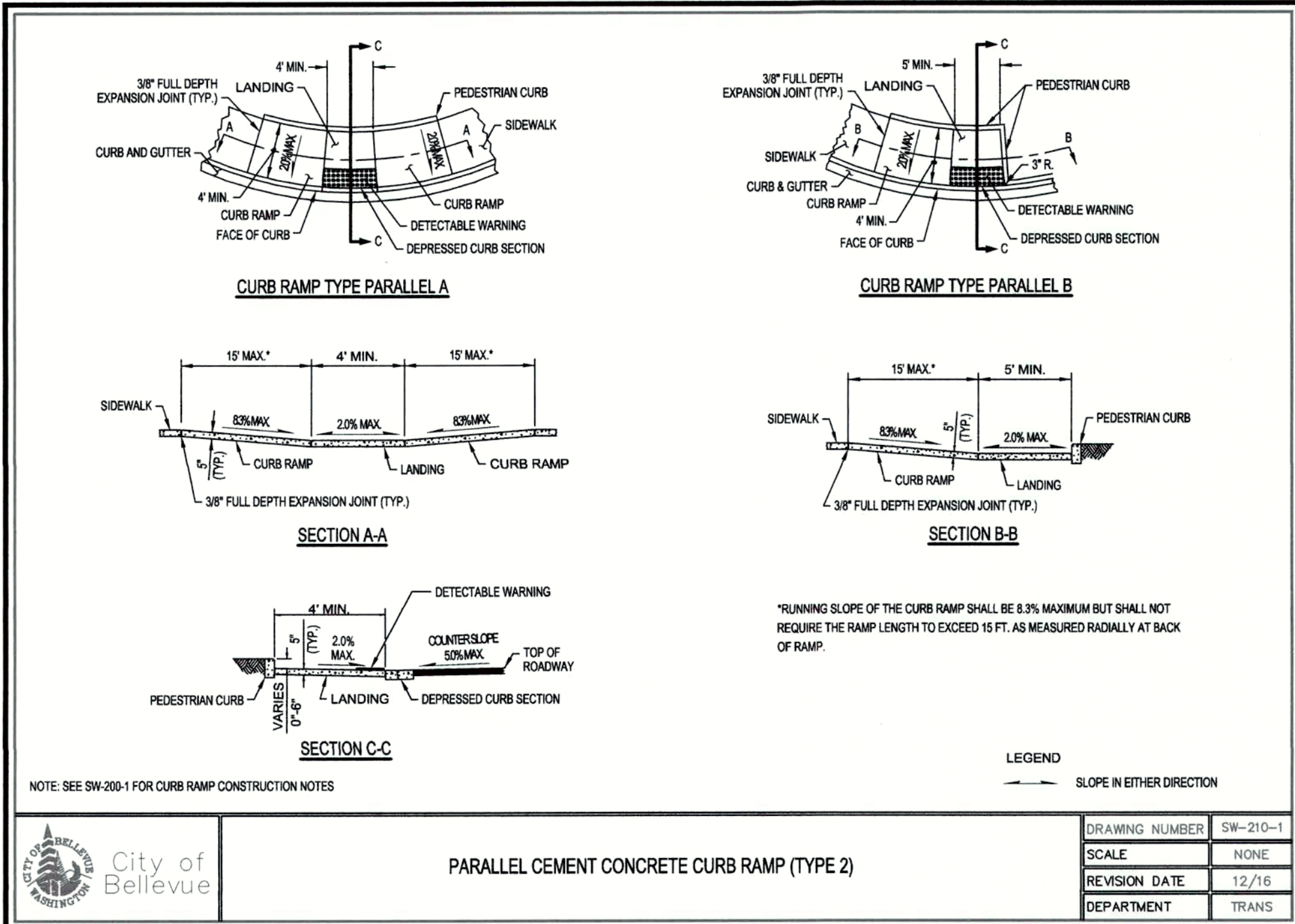
DETAILS & SECTIONS

5/7/2020



C6





CONSULTING
ENGINEERS
CIVIL ENGINEERING

AP

PO BOX 162, AUBURN, WA 98001
(253) 947-0887
AEP@aepconsultingengineers.com

WOLTER SHORT PLAT

1023 143rd Ave. SE
BELLEVUE, WA

DETAILS & SECTIONS

REVISIONS

SYMBOL	DESCRIPTION	DATE
A	REVISIONS PER CITY REVIEW COMMENTS	10/19/2016
A	REVISIONS PER CITY REVIEW COMMENTS	8/30/2019
A	REVISIONS PER CITY REVIEW COMMENTS	1/28/2020
A	REVISIONS PER CITY REVIEW COMMENTS	2/27/2020
A	REVISIONS PER CITY REVIEW COMMENTS	4/22/2020
A	REVISIONS PER CITY REVIEW COMMENTS	5/7/2020

ADAM E. JAKS

REGISTERED PROFESSIONAL ENGINEER

192116

DATE 1/22/2015

DRAWN SR

CHECKED AEP

JOB NO. 2015049

SHEET NO. C8

WOLTER SHORT PLAT

OWNER’S CERTIFICATE AND DEDICATION:

KNOWN BY ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LANDHEREBY SHORT SUBDIVIDED, DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUESNOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTANT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED. FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF BELLEVUE AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SHORT SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION.

THIS SHORT SUBDIVISION, DEDICATION AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WE SET OUR HANDS AND SEALS:

T & C AT GREENWICH, LLC.
12505 BEL RED ROAD, SUITE 100
BELLEVUE, WA 98005

By: PHIL NELSON
Its: MANAGING MEMBER

DATE

HENRY PING ENG

DATE

NOTES:

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED NOVEMBER 6, 2018, THE DATE OF THIS FIELD SURVEY.
- 3) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO.0047173-06, DATED JULY 29, 2015. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 4) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON }
COUNTY OF _____ } SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, TO ME KNOWN TO BE THE _____ OF _____, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGONG INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____

STATE OF WASHINGTON }
COUNTY OF _____ } SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__.

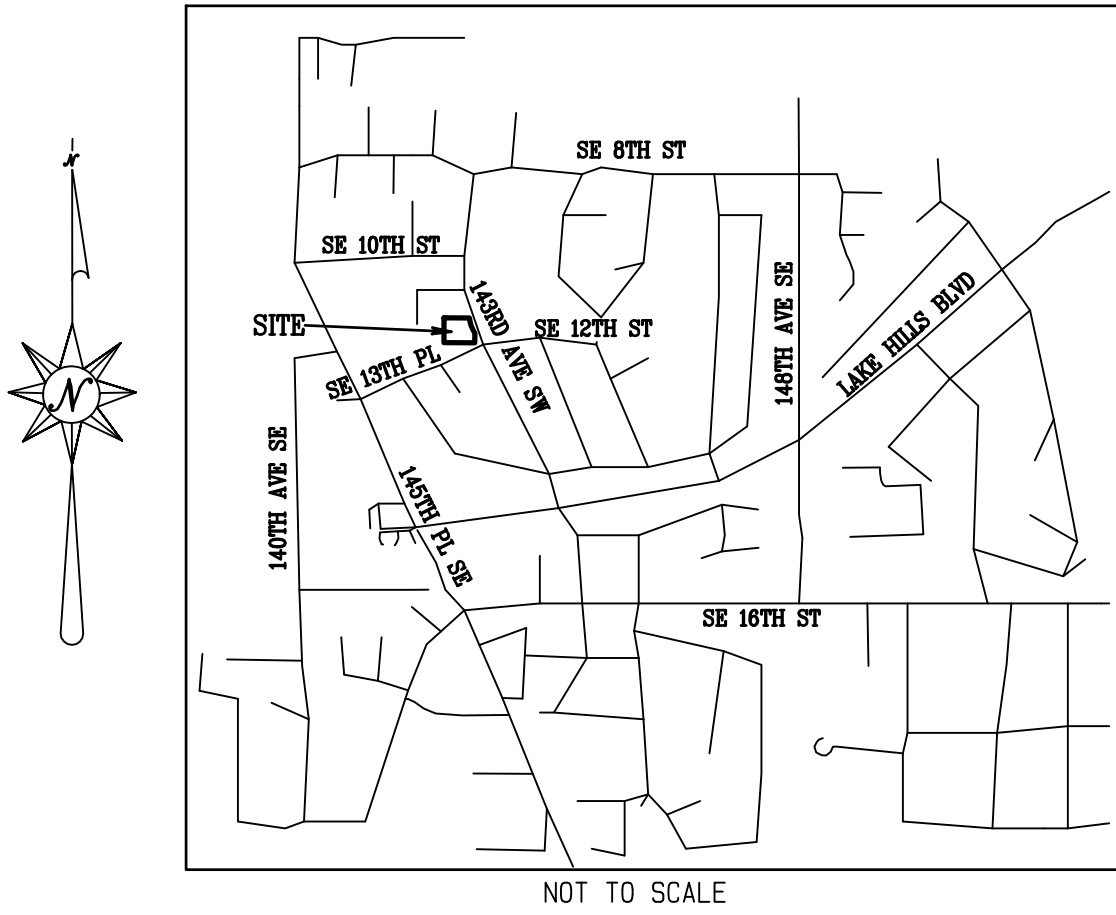
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____

PLAT NOTES:

- 1) THE OWNERS OF LOTS 1 AND 2 OF THIS SHORT PLAT ARE JOINTLY RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE JOINT USE DRIVEWAY.
- 2) THE JOINT USE DRIVEWAY WILL REMAIN OPEN AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLES AND SHALL NOT BE GATED OR OBSTRUCTED.
- 3) THIS SHORT PLAT IS SUBJECT TO A TREE PRESERVATION PLAN FILED UNDER RECORDING NO. _____.

VICINITY MAP



DATE:

NW 1/4 OF NE 1/4 SEC.3, TWP.24 N., RNG.5 E., W.M.

TRANSPORTATION DEPARTMENT:

EXAMINED AND APPROVED WITH RESPECT TO STREETS, ALLEYS AND RIGHTS OF WAY FOR ROADS, PATHS AND SLOPES.

PROPERTY SERVICES _____ DATE _____

DEVELOPMENT REVIEW _____ DATE _____

UTILITIES DEPARTMENT:

EXAMINED AND APPROVED WITH RESPECT TO WATER, SEWER AND DRAINAGE SYSTEMS:

ADMINISTRATOR _____ DATE _____

DEVELOPMENT SERVICES DEPARTMENT:

EXAMINED AND APPROVED:

ADMINISTRATOR _____ DATE _____

KING CO. DEPT. OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20__.

ASSESSOR _____ DEPUTY ASSESSOR _____
ACCOUNT NO. 0324059051

RECORDING CERTIFICATE:

RECORDING NO. _____
FILED FOR RECORD THIS _____ DAY OF _____, 20__ AT ____ : ____
____.M. IN BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF THE
CITY OF BELLEVUE.

MANAGER _____ SUPERINTENDENT OF RECORDS _____

LAND SURVEYOR’S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING
ACT AT THE REQUEST OF PACIFIC ENGINEERING IN _____, 20__.

NORMAN E. LARSON _____ DATE _____
CERTIFICATE NO. 22338

**CENTRE
POINTE**
Consultants, Inc., P.S.

14209 29th Street East, #105 – Sumner, WA 98390
253-987-5924 main 253-987-7859 fax

DRAWN BY:	D WOODS	CHECKED BY:	N LARSON
DATE:	NOV. 14, 2018	JOB NO.:	3615
SCALE:	DNA	DRAWING NAME:	SP



**CITY OF
BELLEVUE**

FINAL SHORT PLAT NO.15-103397-LN

SHEET 1 OF 3

WOLTER SHORT PLAT

AREAS:

LOT 1	9,692 SQUARE FEET 0.22 ACRES
LOT 2	9,667 SQUARE FEET 0.22 ACRES
OVERALL	19,359 SQUARE FEET 0.44 ACRES

DESCRIPTION:

THAT PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE EAST 2/3 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF 143RD AVENUE SOUTHEAST CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 5253000 AND LYING SOUTHERLY OF AND EASTERLY OF THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 88°33'01" EAST ALONG THE SOUTH LINE 284.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 14°26'59" EAST 128.00 FEET; THENCE SOUTH 88°33'01" EAST 132.83 FEET TO THE WEST MARGIN OF 143RD AVENUE SOUTHEAST AND NORTHERLY TERMINUS OF THE LINE DESCRIPTION.

BASIS OF BEARING:

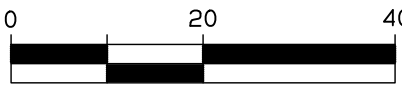
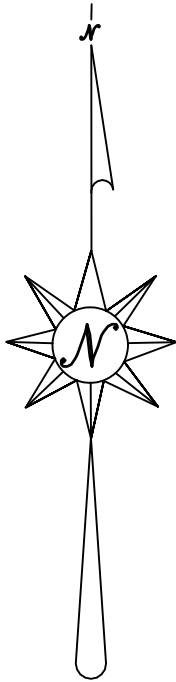
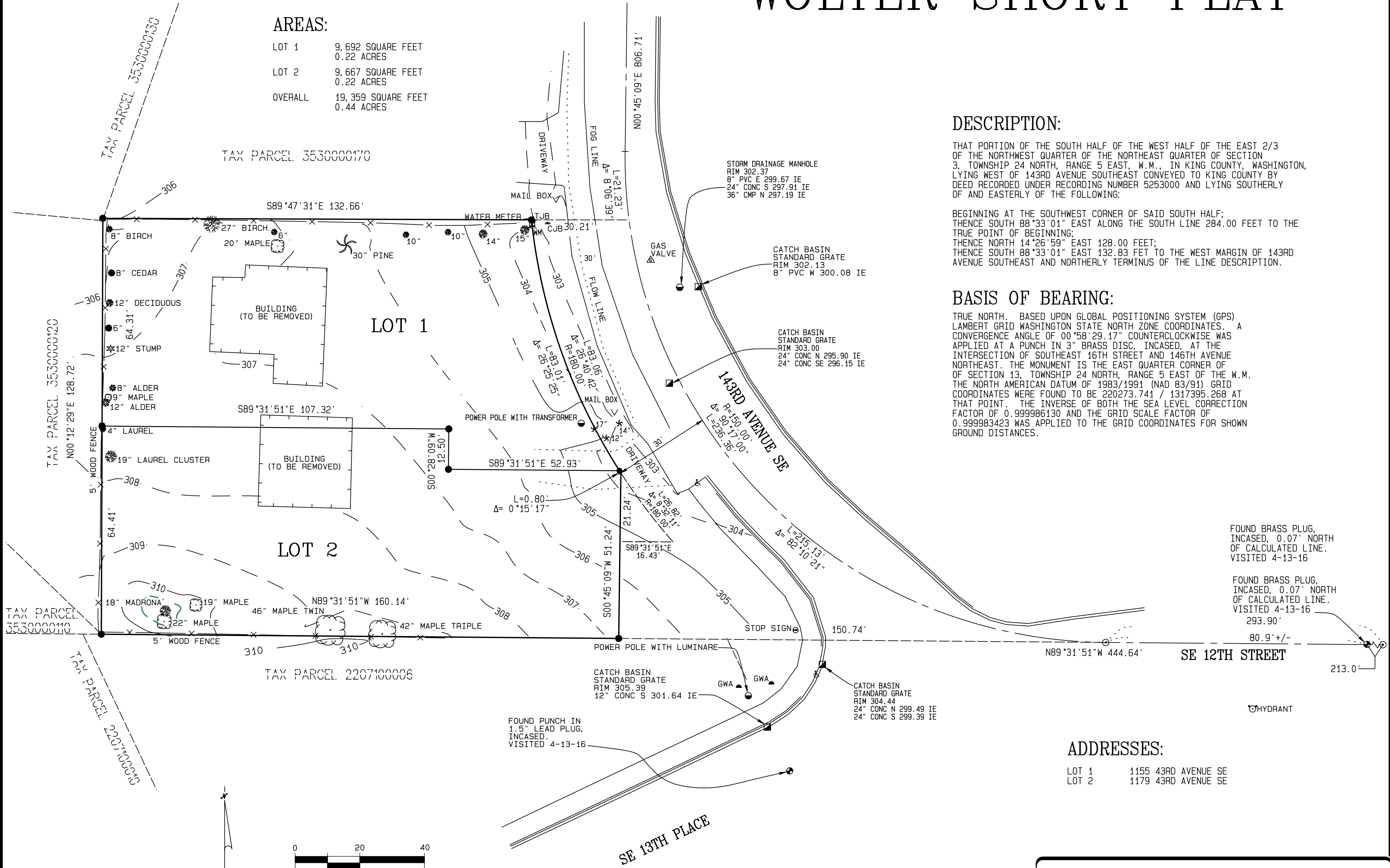
TRUE NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 00°58'29.17" COUNTERCLOCKWISE WAS APPLIED AT A PUNCH IN 3" BRASS DISC, INCASED, AT THE INTERSECTION OF SOUTHEAST 16TH STREET AND 146TH AVENUE NORTHEAST. THE MONUMENT IS THE EAST QUARTER CORNER OF OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST OF THE W.M. THE NORTH AMERICAN DATUM OF 1983/1991 (NAD 83/91) GRID COORDINATES WERE FOUND TO BE 220273.741 / 1317395.268 AT THAT POINT. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999986130 AND THE GRID SCALE FACTOR OF 0.999983423 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

FOUND BRASS PLUG, INCASED, 0.07' NORTH OF CALCULATED LINE. VISITED 4-13-16

FOUND BRASS PLUG, INCASED, 0.07' NORTH OF CALCULATED LINE. VISITED 4-13-16

ADDRESSES:

LOT 1	1155 43RD AVENUE SE
LOT 2	1179 43RD AVENUE SE



SCALE:
1" = 20'



DATE:

**CENTRE
POINTE**
Consultants, Inc., P.S.

14209 29th Street East, #105 - Sumner, WA 98390
253-987-5924 main 253-987-7859 fax

DRAWN BY: D WOODS	CHECKED BY: N LARSON
DATE: NOV. 14, 2018	JOB NO.: 3615
SCALE: 1" = 20'	DRAWING NAME: SP



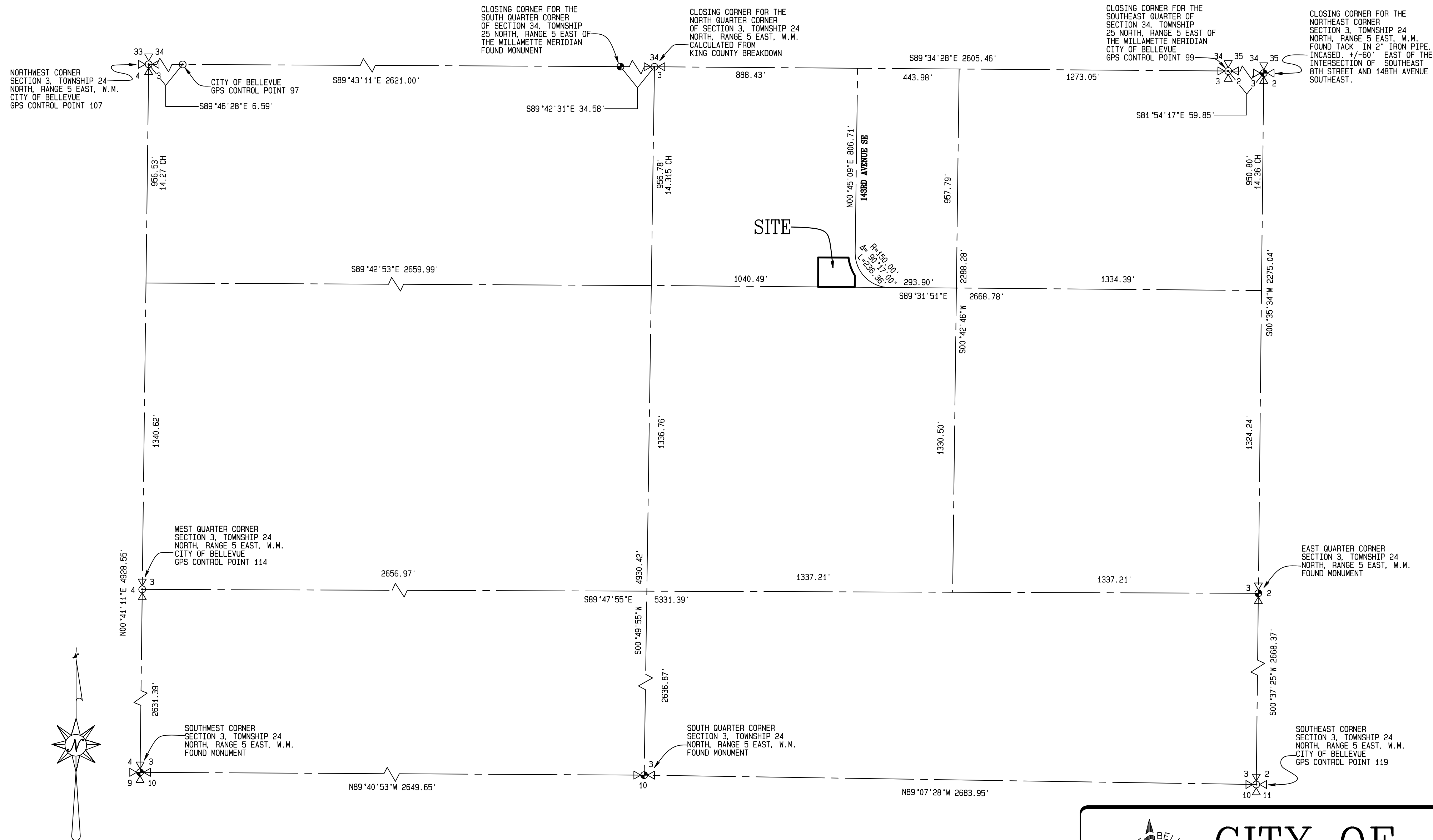
**CITY OF
BELLEVUE**

FINAL SHORT PLAT NO.15-103397-LN

SHEET 3 OF 3

WOLTER SHORT PLAT

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC. 3, TWP. 24 N., RNG. 6 E. W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



0 300 600
SCALE:
1" = 300'

LEGEND:
● = MONUMENT FOUND AS NOTED



**CENTRE
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**CITY OF
BELLEVUE**

FINAL SHORT PLAT NO.15-103397-LN

SHEET 2 OF 3